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# Hazel Road, Rubery, Birmingham, B45 9DX

Offers Over £300,000

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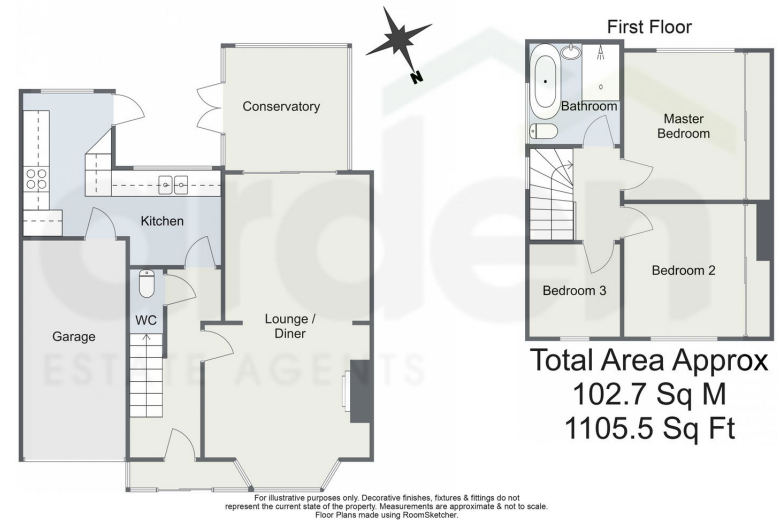


- Three Bedrooms
- Modern Kitchen
- Downstairs WC
- Rear Garden
- Garage
- Spacious Lounge / Diner
- Conservatory
- Contemporary Family Bathroom
- Driveway for Off Road Parking
- Close to Amenities





Hazel Road, Rednal, Birmingham  
Ground Floor



Introducing this generously proportioned and beautifully presented three-bedroom semi-detached family home. This property offers a driveway for off-road parking, a garage, a spacious lounge/diner, a stylish modern kitchen, a bright and airy conservatory, a convenient downstairs WC, and a contemporary family bathroom. Situated in the desirable area of Rednal, Birmingham, this home is perfect for family living.

12/16/24, 3:23 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
6 Hazel Road Rubery Birmingham B24 8JN	Energy rating <b>D</b>	Valid until 12 December 2034
Property type Semi-detached house	Certificate number 9717-0094-6102-0592-2796	
Total floor area 84 square metres		
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b> This property's energy rating is D. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency.</a>		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificate.service.gov.uk/energy-certificates/9717-0094-6102-0592-2796/summary>

14

For more information on this house or to arrange a viewing please call the office on:

**0121 453 4349**

Alternatively, you can scan the QR to view all of the details of this property online.



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