



It's who
you move
with.

Callowbrook Lane, Rubery, Birmingham, B45 9HN

£230,000

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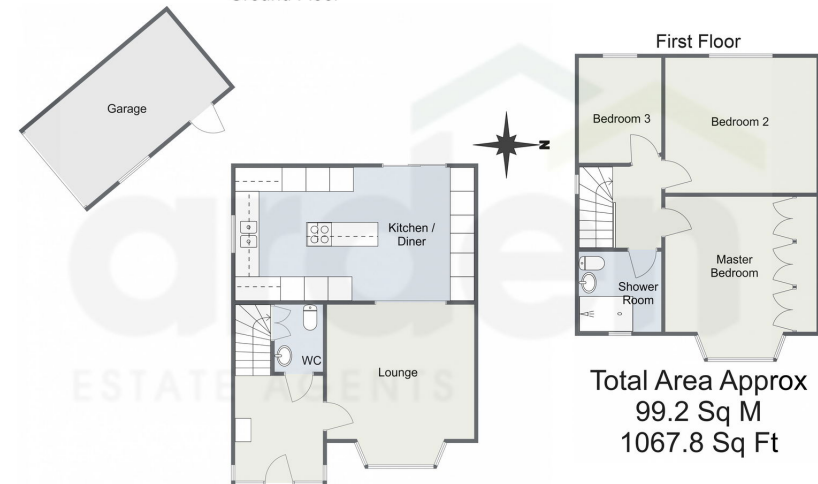


- NO UPWARD CHAIN
- Lounge
- Downstairs WC
- Rear Garden
- Garage
- Three Bedrooms
- Open Plan Modern Kitchen / Diner
- Contemporary Shower Room
- Off Road Parking
- Close To Amenities





Callowbrook Lane, Rubery, Birmingham
Ground Floor



Total Area Approx
99.2 Sq M
1067.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

NO UPWARD CHAIN

Presenting this three-bedroom semi-detached home, situated in the sought-after area of Rednal, Birmingham. Offered with NO UPWARD CHAIN, this property boasts off-road parking, a convenient garage, and a spacious rear garden. Inside, you'll find a modern, open-plan kitchen and dining area, a lounge, and a shower room.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
13 Callowbrook Lane Rubery, District B24 9JH	Energy rating E	Valid until: 28 February 2028 Certificate number: 0058-2889-7623-9423-0621																																
Property type	Semi-detached house																																	
Total floor area	88 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions).																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>43 E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	43 E		21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/0058-2889-7623-9423-0621/system/ho>

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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.

