



Callowbrook Lane, Rednal, Birmingham, B45 9HP

Offers Over £390,000

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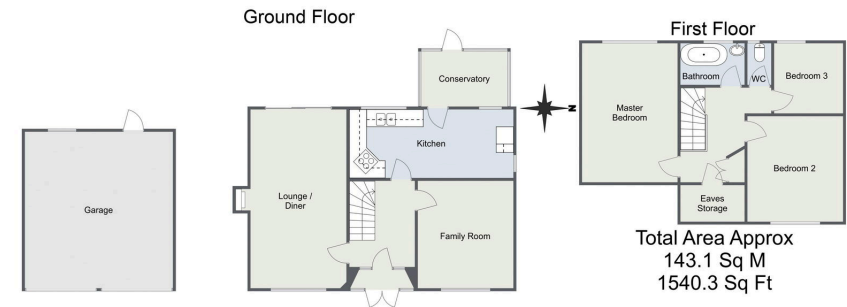


- Three Bedrooms
- Size-able Kitchen
- Conservatory
- Driveway for Off Road Parking
- Sitting on a Large Plot
- Lounge / Diner
- Second Reception Room
- Expansive Rear Garden
- Two Car Garage
- Inviting Entrance Hall





Callowbrook Lane, Rednal, Birmingham



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.

Introducing this charming three-bedroom detached family home, nestled on a generous plot with exciting potential for future expansion. The property boasts a driveway providing off-road parking, a spacious lounge/diner, a stunning conservatory, a versatile second reception room, a well-appointed family bathroom, a two-car garage, and an expansive rear garden. Situated in the desirable area of Rednal, Birmingham, this home offers the perfect blend of comfort, space, and opportunity for growth.

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

Energy performance certificate (EPC)																																		
115 Callowbrook Lane Rednal Birmingham B45 9PP	Energy rating D	Valid until 29 January 2033																																
		Certificate number: 6328-2363-9238-2627-8385																																
Property type	Detached house																																	
Total floor area	94 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/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is D. 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>64.0</td> <td>81.0</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></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	64.0	81.0	39-54	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-certificate/6328-2363-9238-2627-8385>

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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.



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