



**arden**
ESTATE AGENTS

It's who
you move
with.

Lilley Lane, West Heath, Birmingham, B31 3JT

£240,000

2 1 1



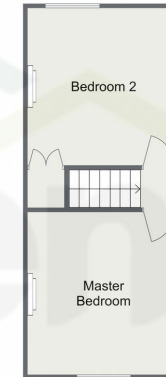




Lilley Lane, West Heath, Birmingham
Ground Floor



First Floor



Total Area Approx
61.2 Sq M
658.8 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.

12/24, 12:11 PM

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

Energy performance certificate (EPC)

35 Lilley Lane BIRMINGHAM B15 1JT	Energy rating E	Valid until: 29 January 2028 Certificate number: 8505-6899-0129-8528-6953
---	---------------------------	--

Property type: Semi-detached house
Total floor area: 62 square metres

Rules on letting this property

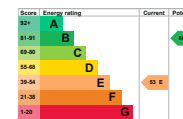
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<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.

[See how to improve this property's energy efficiency.](#)



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/8505-6899-0129-8528-6953/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.

