



Loynells Road, Rednal, Birmingham, B45 9NP

£310,000

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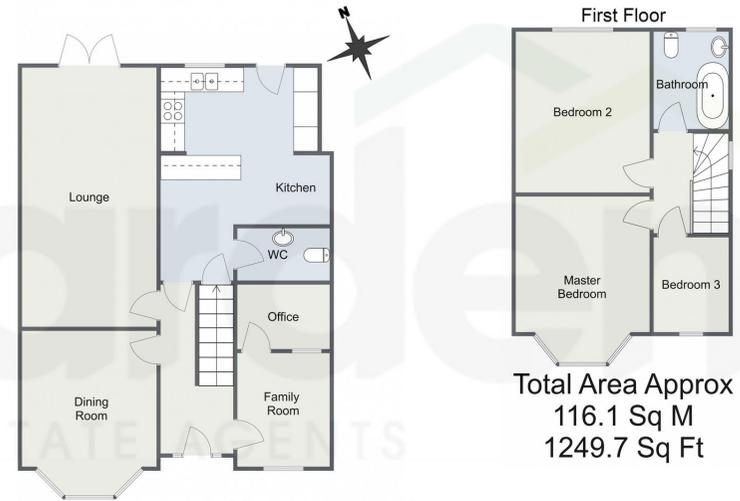


- Three Bedrooms
- Spacious Lounge
- Contemporary Family Bathroom
- Rear Garden
- Family Room & Office
- Modern Kitchen
- Dining Room
- Downstairs WC
- Driveway for Off Road Parking
- Close to Amenities





Loynells Road, Rednal, Birmingham
Ground Floor



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.

Discover this stunning three-bedroom semi-detached home in the sought-after area of Rednal, Birmingham. Boasting a spacious block-paved driveway for convenient off-road parking, this property also features a stylish garage conversion, providing additional reception space. Inside, you'll find a bright and airy lounge, a contemporary kitchen/diner perfect for entertaining, a convenient downstairs WC, and a generous rear garden ideal for outdoor living.

21/02/23 7:39 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
6, Loynells Road Rednal BIRMINGHAM B48 0BP	Energy rating C	Valid until: 16 March 2033 Certificate number: 6558-7927-5809-2123-0996																																
Property type	Semi-detached house																																	
Total floor area	111 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/energy-ratings-for-domestic-properties).																																		
Energy rating and score																																		
This property's energy rating is C. 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></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			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/6558-7927-5809-2123-0996/energy/c>

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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.

