



Salisbury Road, Moseley, Birmingham, B13 8JZ

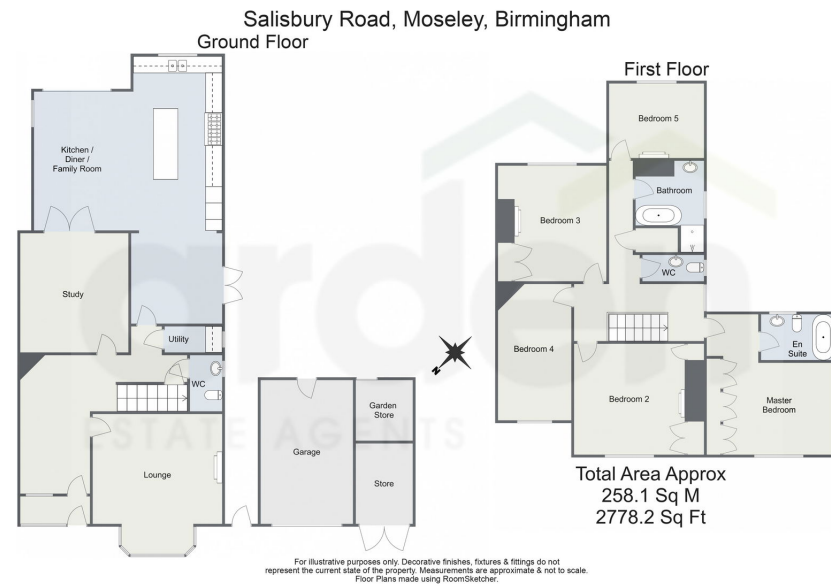
Offers Over £875,000

5 3 2



- Five Bedrooms
- Spacious Lounge
- Utility Room
- Family Bathroom and En-suite to Master Bedroom
- Driveway for Off Road Parking with a Garage
- Open Plan Modern Kitchen / Diner and Family Room
- Study Room
- Downstairs WC
- Rear Garden
- Expansive Entrance Hall





Introducing this stunning five-bedroom semi-detached home, enhanced by a rear extension that creates a modern open-plan kitchen, diner, and family room. The property also features a spacious entrance hall, a cosy lounge with a log burner, a second reception room, a convenient downstairs WC, a utility area, and a driveway providing off-road parking. Situated in the desirable area of Moseley, Birmingham, this home perfectly blends style and practicality.

9/12/24, 9:43 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
146 Salisbury Road Moseley Birmingham B13 8JZ	Energy rating D	Valid until 9 September 2034																																
		Certificate number 2105-1751-2040-2001-07925																																
Property type	Semi-detached house																																	
Total floor area	229 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 D. It has the potential to be C.		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>92-100</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>44.8</td> <td>46.3</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	92-100	A			81-91	B			69-80	C			55-68	D	44.8	46.3	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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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.

