



Toll House Road, Rednal, Birmingham, B45 8TU

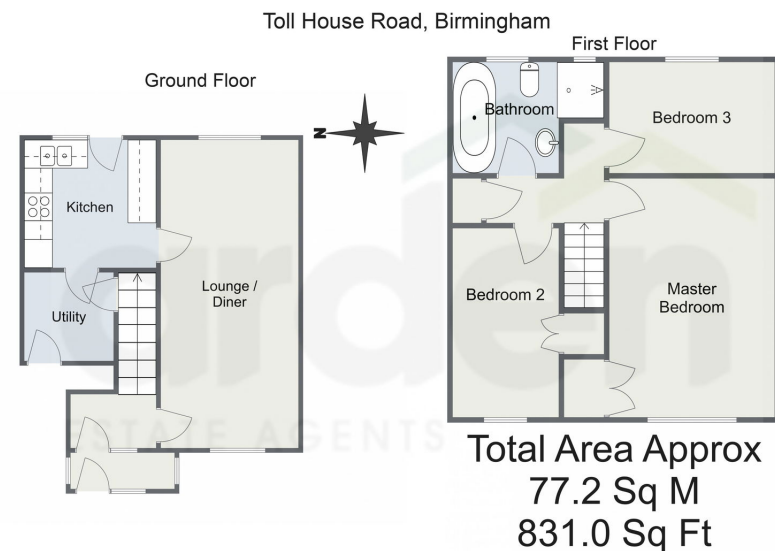
£190,000

3 1 1



- Three Double Bedrooms
- Kitchen
- Utility Room
- Entrance Hall
- Close to Amenities and Transport Links
- Spacious Lounge/Diner
- Contemporary Family Bathroom
- Rear Garden
- Driveway with Off Road Parking





Presenting this charming three-bedroom terraced home, ideally located in the highly sought-after area of Rednal, Birmingham. The property boasts off-road parking, a spacious lounge/diner, and three generously sized double bedrooms. Additionally, it features a large rear garden. Offering an excellent opportunity for homeowners and investors alike.

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

Energy performance certificate (EPC)

61, Toll House Road BIRMINGHAM B45 6TU	Energy rating D	Valid until 14 March 2027 Certificate number 0162-2805-6079-6035-6036
Property type Total floor area	Mid-terrace house 82 square metres	

Rules on letting this property

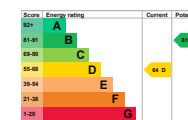
Properties can be let if they have an energy rating from A to E.

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) <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.

[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-certificate/0162-2805-6079-6035-6036/print-flow>

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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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