



Alderney Gardens, Kings Norton, Birmingham, B38 8YW

Offers Over £300,000

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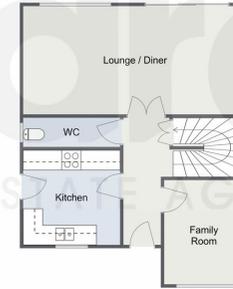


- Semi-Detached
- Three Bedrooms
- Rear Garage
- Front And Rear Garden
- Spacious Lounge/Diner
- Front Reception Room
- Kitchen
- Downstairs WC
- Family bathroom
- Side Access





Aldeny Gardens, Kings Norton
Ground Floor



First Floor



Total Area Approx
103.2 Sq M
1110.83 Sq Ft
(not incl. Garage)

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 3-bedroom semi-detached property, located in the sought-after area of Kings Norton, Birmingham. The home offers a spacious front and rear garden. Inside, you'll find a welcoming family room and a generous lounge-diner, ideal for both relaxing and entertaining. The property also features a well-appointed kitchen, a convenient downstairs WC, and a family bathroom. Additionally, there is a garage at the rear, providing ample storage or parking space. A fantastic family home in a great location!

21/10/25, 10:53 AM

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

Energy performance certificate (EPC)																																		
118 Aldeny Gardens BIRMINGHAM B36 8YH	Energy rating D	Valid until: 14 October 2034 Certificate number: 9348-2289-8409-2994-7221																																
Property type	Semi-detached house																																	
Total floor area	104 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-regulations-and-exemptions).																																		
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>47 D</td> <td>44 B</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	47 D	44 B	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/9348-2289-8409-2994-7221/printsheet>

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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.

