



New Road, Rubery, Birmingham, B45 9HU

Offers Over £230,000

3 1 2



- NO ONWARD CHAIN
- Spacious Lounge with Log Burner
- Modern Kitchen
- Rear Garden
- Three Bedrooms
- Dining Room with Bay Window
- Family Bathroom
- Great Location for Transport Links





NO ONWARD CHAIN

Discover this beautifully presented and modernized three-bedroom end-of-terrace home, perfectly designed for comfortable living. Featuring two spacious reception rooms, a well-appointed kitchen, a family bathroom, and a generous rear garden, this property is ideally situated in the heart of Rubery, Birmingham.

21425, 11:45AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
55, New Road Rubery, District B26 0JH	Energy rating E	Valid until: 29 January 2028 Certificate number: 0777-2861-6597-5428-4611																																
Property type	End-terrace house																																	
Total floor area	94 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 E. 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+</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
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																																	

<https://find-energy-certificate.service.gov.uk/energy-certificates/0777-2861-6597-5428-4611/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.

