



Lancaster Way, Birmingham, B45 8FZ

£390,000

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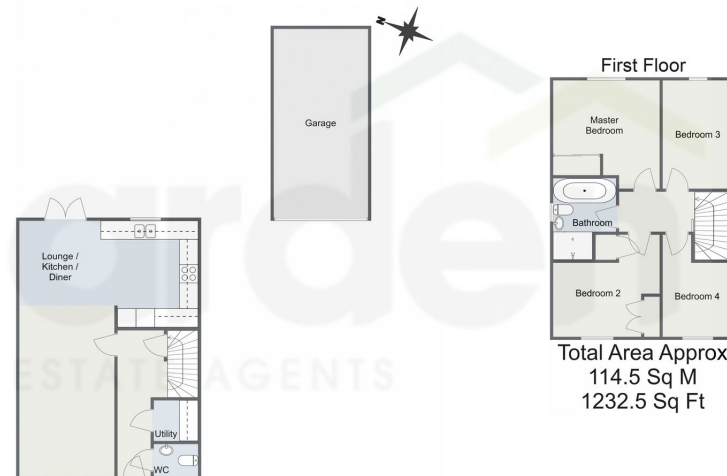
- Detached
- Four Bedrooms
- Utility Room
- Family Bathroom
- Close To Amenities
- Off Road Parking And Garage
- Open Plan Lounge, Kitchen, Diner
- Downstairs WC
- Rear Garden
- Great Transport Links





Introducing this immaculately presented four-bedroom detached property, ideally located in the sought-after Cofton Hackett estate. Offering off-road parking and a garage, this home boasts a spacious, open-plan living area with a lounge, kitchen, and dining space, perfect for modern living. Additional features include a separate utility room, a convenient downstairs WC, and a well-maintained rear garden. The property also benefits from a stylish family bathroom, making it an ideal family home in a prime location.

Lancaster Way, Birmingham
Ground Floor



Total Area Approx
114.5 Sq M
1232.5 Sq Ft

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.

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

Energy performance certificate (EPC)

15 Lancaster Way Cofton Hackett B54 6PZ	Energy rating B	Valid until 9 September 2030
Property type Detached house	Certificate number 6204-6007-5232-6797-4103	
Total floor area 96 square metres		

Rules on letting this property

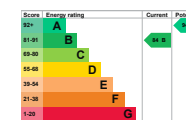
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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-certificates/6204-6007-5232-6797-4103/print.html>

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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.

