



Nuthurst Road, Birmingham, B31 4SX

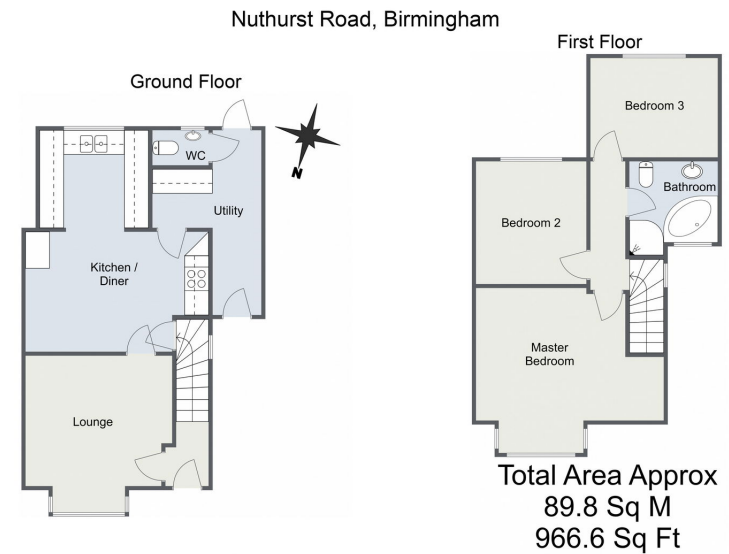
Offers Over £300,000

3 1 2



- Off Road Parking
- Modern Kitchen/Diner
- Downstairs WC
- Family Bathroom
- Close To Amenities
- Lounge
- Utility
- Three Bedrooms
- Large Rear Garden





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 a beautifully presented three-bedroom semi-detached home in Longbridge, Birmingham. This charming property boasts a spacious lounge, a contemporary kitchen diner, a convenient utility room, and a downstairs WC. Upstairs, you'll find a well-appointed family bathroom. Additional highlights include off-road parking and a large, well-maintained rear garden, perfect for outdoor relaxation.

31825, 11:08 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

112 Nuthurst Road BIRMINGHAM B15 4JX	Energy rating C	Valid until 13 March 2035
		Certificate number 2219-6118-6161-1111-2819

Property type: Semi-detached house
Total floor area: 87 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 C. 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

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/2219-6118-6161-1111-2819/22196118616111112819>

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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.

