



# Walters Close, Longbridge, Birmingham, B31 4TB

Offers Over £250,000

3 1 1



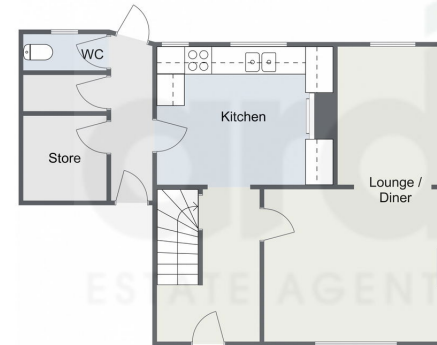
- Three Bedrooms
- Kitchen
- Contemporary Family Bathroom
- Driveway for Off Road Parking
- Generous Corner Plot
- Lounge / Diner
- Downstairs WC
- Rear Garden
- Large Front Garden
- Storage Space





Walters Close, Longbridge, Birmingham

Ground Floor



First Floor



Total Area Approx  
92.4 Sq M  
994.6 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.

This well-presented, three-bedroom, semi-detached property is set on a generous corner plot in a peaceful cul-de-sac, offering an abundance of space both inside and out. The property boasts a large front garden, a driveway providing off-road parking, and convenient access to a storage area and rear garden. Inside, you'll find a kitchen, a stylish bathroom, a spacious lounge/diner, and a landscaped rear garden all within the sought-after area of Longbridge, Birmingham.

3/2/25, 9:59 AM

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

Energy performance certificate (EPC)																																		
1 Walters Close BIRMINGHAM B11 4TB	Energy rating <b>C</b>	Valid until: 4 March 2033 Certificate number: 0330-2648-4470-2558-0781																																
Property type	Semi-detached house																																	
Total floor area	80 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		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
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<https://find-energy-certificate.service.gov.uk/energy-certificates/0330-2648-4470-2558-0781/summary>

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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.



**arden**  
ESTATE AGENTS