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It's who
you move
with.

Sir Hiltons Road, West Heath, Birmingham, B31 3NH

Offers Over £200,000

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- Two Bedrooms
- Two Reception Rooms
- Downstairs WC
- Entrance Hall
- Lounge/Diner with Feature Fireplace
- Utility
- Family Bathroom with Separate Shower Cubicle
- Two Garages





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Sir Hiltons Road, Birmingham
Ground Floor

First Floor

Total Area Approx
141.1 Sq M
1518.8 Sq Ft

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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.

A good sized two bedroom end of terraced property with vast amount of potential, it offers two reception rooms, kitchen, utility room, family bathroom with separate shower cubicle and two garages, situated in West Heath, Birmingham.

Energy performance certificate (EPC)

47 Sir Hiltons Road BIRMINGHAM B20 7JH	Energy rating D	Valid until: 19 October 2033 Certificate number: 9794-3931-2200-8687-0204
Property type	End-terrace house	
Total floor area	116 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/minimum-energy-efficiency-standards-for-private-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties>).

Energy rating and score

This property's current energy rating is D. 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		

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.

