



East Works Drive , Cofton Hackett, Worcestershire. B45 8GR

Offers Over £400,000

5 2 1



- Five Bedrooms
- Kitchen / Diner
- Master Bedroom with En-Suite
- Off Road Parking
- Close to Amenities
- Lounge
- Downstairs WC
- Family Bathroom
- Garage
- Good Transport Links





East Works Drive, Cofton Hackett



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.

Nestled in the charming locale of Cofton Hackett, Worcestershire, this 5-bedroom semi-detached residence is a testament to spacious and elegant living. As you step through the front door, you're greeted by a sense of warmth and sophistication that permeates throughout the entire home.

3/24 5:37 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
63, East Works Drive Cofton Hackett Worcestershire B95 5GR	Energy rating C	Valid until: 12 July 2025 Certificate number: 8735-7533-3889-8147-3892																																
Property type	Semi-detached house																																	
Total floor area	92 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/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords).																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be A.		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>92+</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		92+	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-certificates.service.gov.uk/energy-certificates/8735-7533-3889-8147-3892?print=true>

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.

