



Hawker Close, Longbridge, Birmingham, B31 2GU

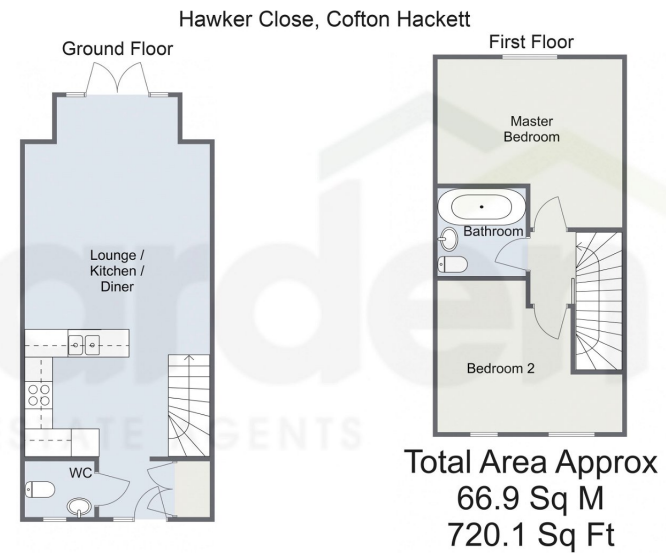
£275,000

2 1 1



- Two Bedrooms
- Downstairs WC
- Rear Garden
- Open Plan Lounge/Kitchen/ Diner
- Family Bathroom
- Off Road Parking for Two Vehicles





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 Longbridge, this two-bedroom semi-detached residence is a showcase of beauty and functionality. The ground floor reveals a seamlessly integrated open-plan layout, featuring a spacious lounge, well-appointed kitchen, and an inviting dining area.

Energy performance certificate (EPC)																																	
46, Hawker Close BRISTOLHAM BS20 7SD	Energy rating B Valid until: 5 September 2029 Certificate number: 82017931-6880-2646-3908																																
Property type	Semi-detached house																																
Total floor area	64 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-guidance).																																	
Energy rating and score																																	
This property's energy rating is B. 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></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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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.

