



# Tinmeadow Crescent, Rednal, Birmingham, B45 8TJ

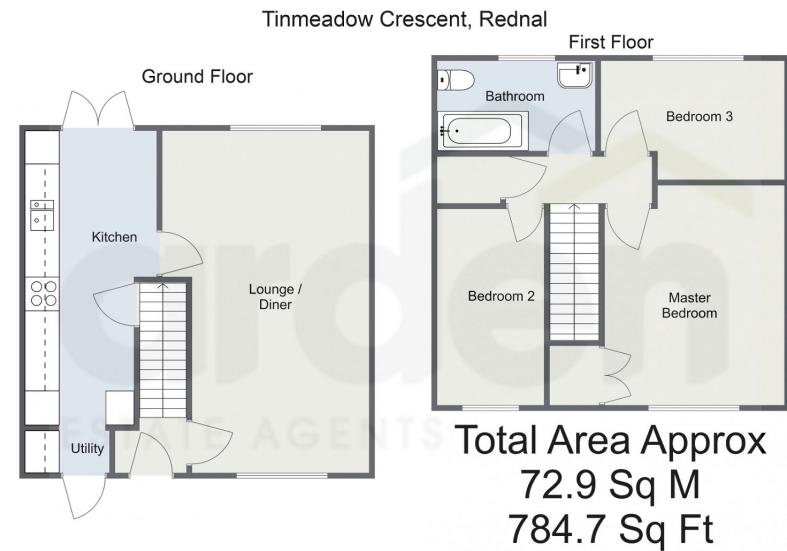
Offers Over £210,000

3 1 1



- Three Bedrooms
- Contemporary Kitchen
- Lounge/Diner
- Family Bathroom
- Rear Garden
- Off Road Parking to Front and Rear





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 locale of Rednal, Birmingham, this impeccably presented three-bedroom terraced house offers a blend of modern elegance and timeless charm. Step inside to discover a contemporary kitchen exuding both style and functionality, a well-appointed bathroom, convenient off-road parking is available both at the front and rear of the property, ensuring effortless access and ample space for your vehicles.

2/26/24, 5:11 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

104, Tinmeadow Crescent Rednal B37 0JH B95 8JZ	Energy rating <b>D</b>	Valid until 16 December 2025
Certificate number: 9338-2850-7024-9995-5195		

Property type: Mid-terrace house  
Total floor area: 71 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).

**Energy rating and score**

This property's 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
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9338-2850-7024-9995-5195/summary>

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.

