



# Newman Drive, Cofton Hackett, Birmingham, B45 8FY

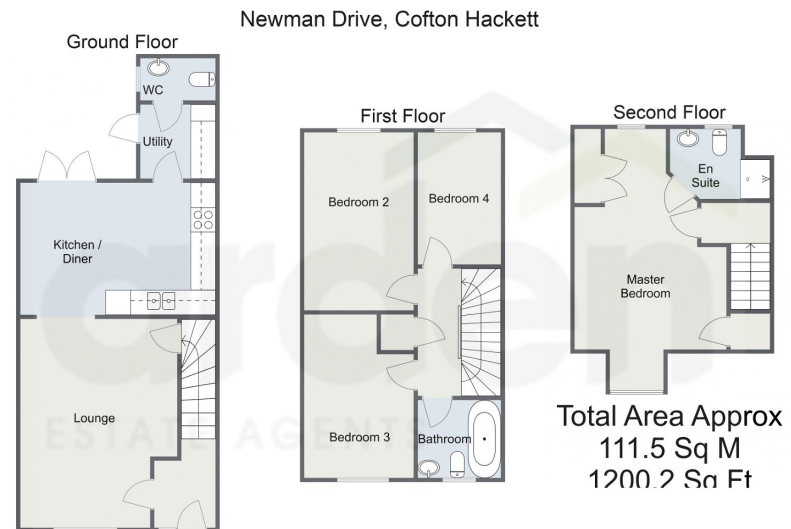
Offers Over £375,000

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- Four Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Utility
- Downstairs WC
- Family Bathroom & Ensuite
- Off Road Parking
- Entrance Hall
- Rear Garden





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 impeccably designed three-storey residence boasts four bedrooms, a seamlessly integrated open-plan lounge/kitchen/diner, off-road parking equipped with electric charging points, a family bathroom, ensuite facilities, and a charming rear garden. Nestled in the serene locale of Cofton Hackett, Birmingham, this property offers a blend of modern luxury and comfort.

**Energy performance certificate (EPC)**

4, Newman Drive Cofton Hackett B24 7NR	Energy rating <b>B</b>	Valid until: 27 April 2030 Certificate number: 2485-0802-7384-7200-0224
Property type	Semi-detached house	
Total floor area	113 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) (<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.

[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		92+
81-91	B	85	81-91
69-80	C		69-80
55-68	D		55-68
39-54	E		39-54
21-38	F		21-38
1-20	G		1-20

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.

