



**arden**  
ESTATE AGENTS

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with.

# Torre Avenue, Northfield, Birmingham, B31 5BX

Offers Over £395,000

4 1 1



- Four Bedrooms
- Kitchen
- Downstairs WC
- Garage
- Lounge/Diner
- Family Bathroom
- Rear Garden
- Off Road Parking





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.

Exuding charm and functionality, this well presented semi-detached property in Northfield, Birmingham boasts four inviting bedrooms, a generously proportioned lounge/diner for entertaining, a well-appointed spacious kitchen, convenient off-road parking, a family bathroom, an expansive garage for storage or projects, and a peaceful rear garden perfect for relaxation or outdoor gatherings.

23/05/24, 5:22 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

15 Torre Avenue BIRMINGHAM B11 1SD	Energy rating <b>D</b>	Valid until: 24 October 2033 Certificate number: 2752-3831-4200-6277-8284
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Property type: Semi-detached house  
Total floor area: 103 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+	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/2752-3831-4200-6277-8284?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.

