



Birmingham Road, Bordesley B97 6RL

Offers Over £699,995

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- Superbly Presented Detached Home
- Four Bedrooms
- Lounge and Separate Sitting Room
- Open Plan Kitchen/ Family Room
- Separate Utility
- Principal Bathroom, 3x En-Suites and a Guest WC
- Versatile Living Spaces
- Stunning Rear Garden with Impressive Outdoor Seating
- Seamless Views to Neighbouring Countryside
- Sizeable Driveway for Ample Parking



Introducing a superbly presented and generously proportioned detached family home, spanning approximately 1863 square feet. This property offers contemporary internal living spaces, wonderfully designed to maximize comfort and style. Featuring impressive accommodation and a generously sized rear garden, this property provides seamless views to the neighbouring countryside, situated in Bordesley.





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.



Energy performance certificate (EPC)

415, Birmingham Road RD33 1QW B97 8PL	Energy rating E	Valid until 28 June 2025
		Certificate number 8885-2183-5728-6827-8535

Property type: Detached house
Total floor area: 160 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. 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
91-100	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E	44.81	
21-38	F		
1-20	G		

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

