



# Cottage Gardens, Rednal, Birmingham, B45 9QZ

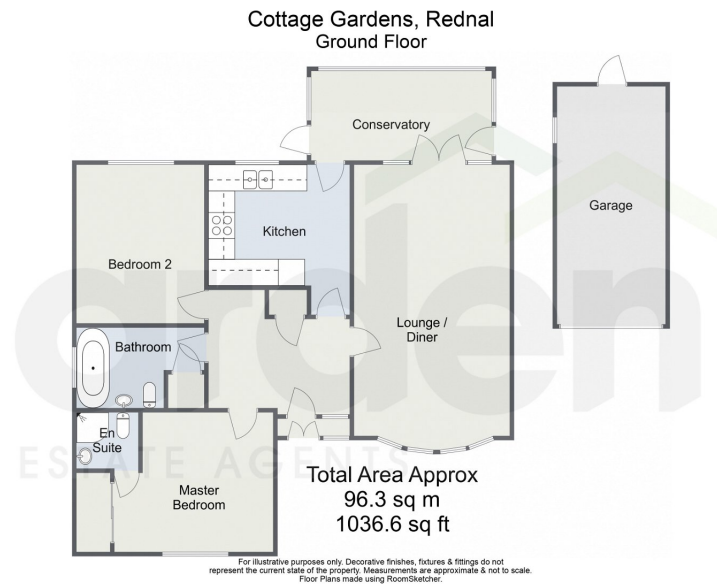
Offers Over £375,000

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- Two Bedrooms
- Kitchen with Integrated Appliances
- Family Bathroom & Ensuite
- Garage
- Spacious Lounge/Diner
- Conservatory
- Rear Garden
- Driveway for Off Road Parking





Beautifully designed, this detached two-bedroom residence in Rednal, Birmingham, presents a stunning blend of comfort and style. Boasting a driveway for convenient off-road parking alongside a garage, this home welcomes you into a spacious lounge/diner, kitchen, a well-appointed family bathroom, a charming conservatory, and a serene rear garden, completing the perfect living experience.

3/24/2 2:42 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

4, Cottage Gardens Rednal B52 2JZ	Energy rating <b>D</b>	Valid until 13 January 2030
Certificate number: 8240-7529-6230-2814-5292		

Property type: Detached bungalow  
Total floor area: 76 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/8240-7529-6230-2814-5292?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.

