



Malcolm Grove, Rednal, Birmingham, B45 9BS

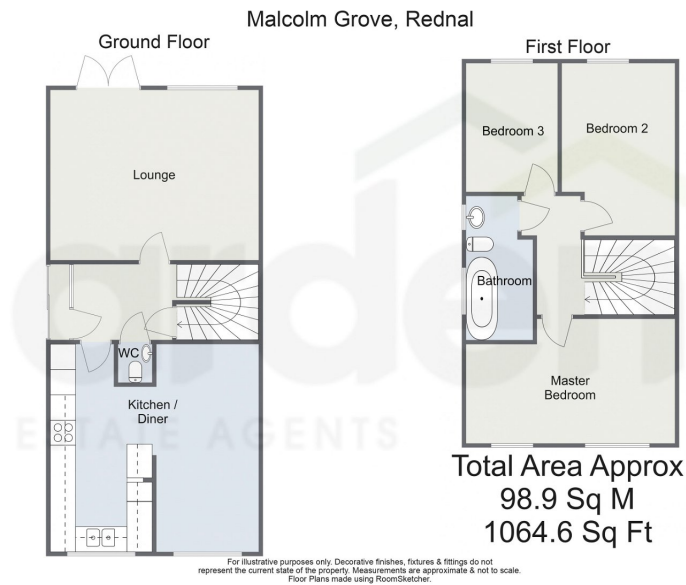
£290,000

3 1 1



- Three Bedrooms
- Spacious Lounge
- Modern Kitchen/Diner/Family Room
- Family Bathroom Room
- Downstairs WC
- Rear Garden
- Off Road Parking
- Close to Amenities





A well presented three-bedroom semi-detached property in Rednal, Birmingham, featuring a spacious lounge and an open-plan kitchen/diner/family room. Enjoy the convenience of off-road parking and retreat to the tranquility of the rear garden, completing this charming residence.

4/19/24, 2:31 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Energy rating	C	Valid until	8 April 2034
3 Malcolm Grove Rednal BIRMINGHAM B30 9SS		Certificate number	4720-0044-0417-0001-1412
Property type	Semi-detached house		
Total floor area	100 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 C. 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

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.

