



Wirral Road, Northfield, Birmingham, B31 1NX

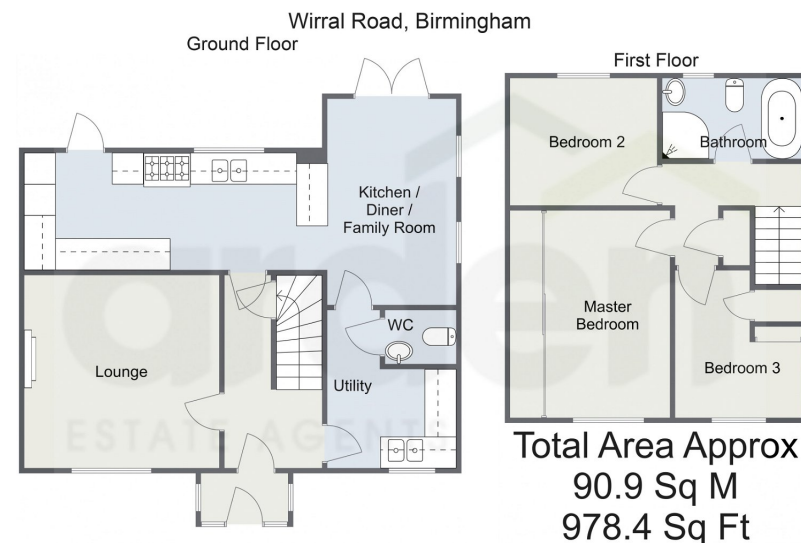
Offers Over £320,000

3 1 1



- Three Bedrooms
- Kitchen / Diner
- Downstairs WC
- Enclosed Porch
- Off Road Parking
- Lounge
- Utility
- Family Bathroom with Separate Shower
- South Facing Rear Garden
- Close to Amenities





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.

Nestled within the highly sought-after Bournville Village Trust location, this immaculate extended three-bedroom house steps in history and is known for its picturesque surroundings, Bournville offers a unique blend of community charm and modern conveniences, making it one of the most coveted residential areas.

3/26/24, 2:38 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

25 Wirral Road B57 6JH B57 1HX	Energy rating C	Valid until 28 March 2034
Certificate number 7600-6438-6522-4329-3743		
Property type Semi-detached house		
Total floor area 88 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-residence) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-residence>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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/7600-6438-6522-4329-3743?print=true>

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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.

