



New Road, Rednal, Birmingham, B45 9JN

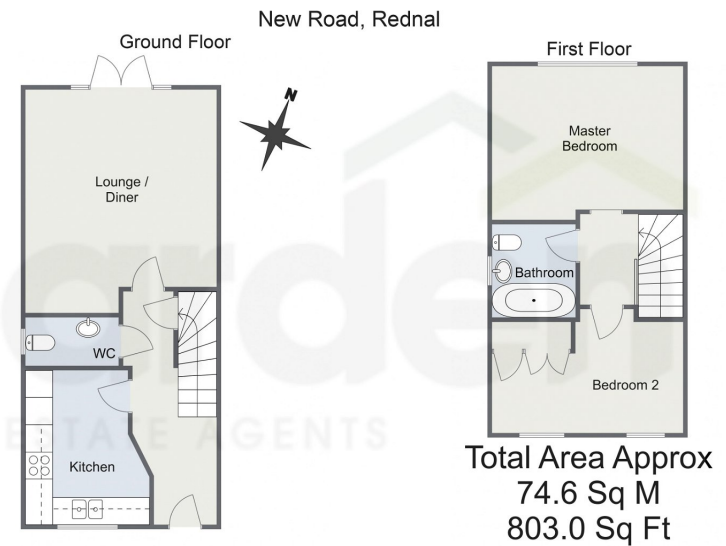
£255,000

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- Two Double Bedrooms
- Kitchen with Integrated Appliances
- Downstairs WC
- Rear Garden
- Situated newar M5 & M42 motorway links
- Spacious Lounge/Diner
- Family Bathroom
- Entrance Hall
- Two Parking Places in Shared Parking
- Built by Damson homes in December 2021





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.

Experience contemporary living at its finest in this beautifully presented two-bedroom semi-detached new build in Rednal, Birmingham, boasting shared parking with two spaces and a spacious lounge/diner. Enjoy the convenience of integrated appliances in the kitchen, along with a well-appointed family bathroom, and unwind in the charming rear garden, completing this perfect modern abode.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Energy rating	Valid until	13 September 2031
B	Certificate number	8532-5731-4003-0944-2292

Property type: Semi-detached house
Total floor area: 78 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/landlords-what-you-need-to-know-about-property-standards-energy-efficiency-standards-landlord-guidance).

Energy rating and score

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

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 50

<https://find-energy-certificates.service.gov.uk/energy-certificates/8532-5731-4003-0944-2292?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.

