



The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font, with "ESTATE AGENTS" in a smaller, white, sans-serif font below it.

arden
ESTATE AGENTS

It's who
you move
with.

Dowar Road, Rednal, Birmingham, B45 8RB

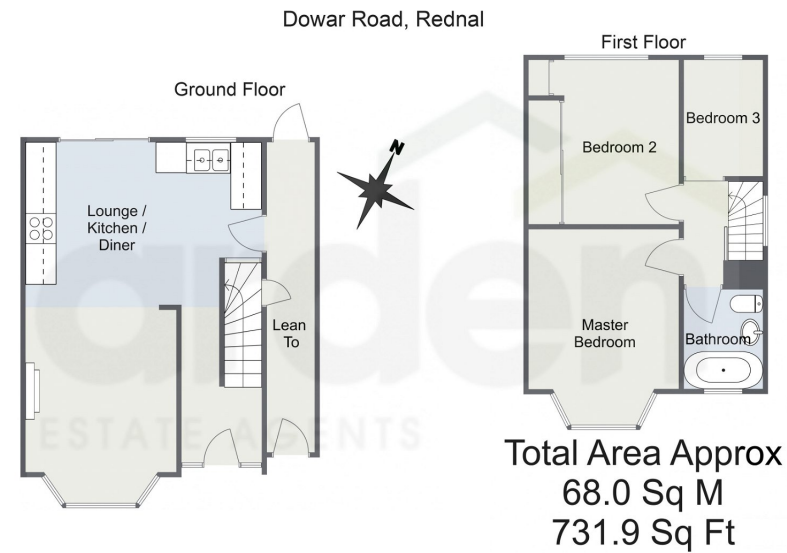
Offers In Region Of £250,000

3 1 1



- Three Bedroom
- Lean To
- Rear Garden
- Open Porch
- Modern Open Plan Lounge/
Kitchen/Diner
- Family Bathroom
- Driveway for Off Road
Parking
- 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.

Discover modern comfort and convenience in this well-presented three-bedroom semi-detached property in Rednal, Birmingham. With a spacious open-plan lounge/kitchen/diner featuring a striking log burner and a rear garden, this home offers the perfect blend of style and relaxation.

40454, 11:15 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
55, Dowar Road Rednal BIRMINGHAM B37 9DS	Energy rating D	Valid until 6 June 2027	Certificate number 8538-6054-7248-8823-2900
Property type	Semi-detached house		
Total floor area	64 square metres		

Rules on letting this property

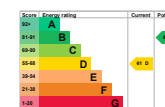
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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

<https://find-energy-certificates.service.gov.uk/energy-certificates/8538-6054-7248-8823-2900/printview>

1/4

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.

