





Lyndon Road, Rubery, Birmingham, B45 9UP

£200,000

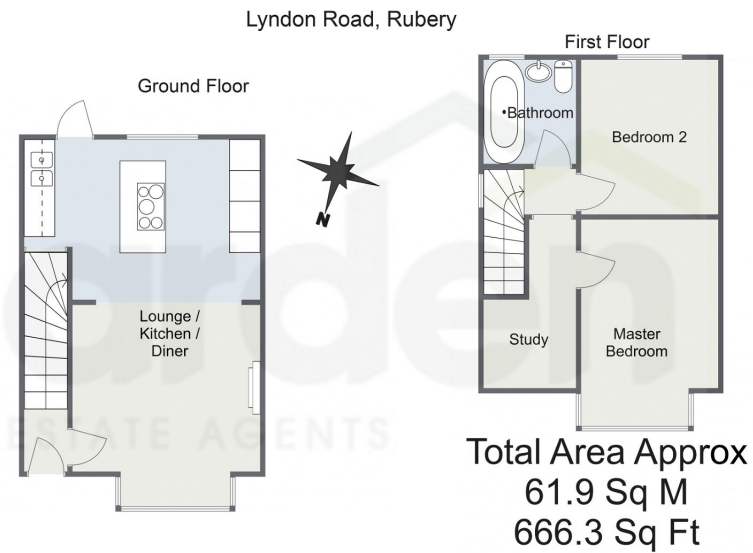
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- Three Bedrooms
- Open Plan Lounge / Kitchen
- Modern Family Bathroom
- South Facing Rear Garden
- Off Road Parking
- Close to Amenities
- Good Transport Links





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.

A three bedroom end - terraced house situated in Rubery benefiting from off road parking and rear south facing garden . The accommodation in brief comprises;- Hallway ,Modern Open Plan Lounge / Kitchen Diner, Master Bedroom, Bedroom Two, Bedroom Three and Modern Bathroom with an elegant Freestanding Bath.

4/23/4, 3:21 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

41, Lyndon Road Rubery, BIRMINGHAM B37 5LP	Energy rating <b>D</b>	Valid until 15 March 2025
		Certificate number #292-7927-6595-6675-5992

Property type: Semi-detached house  
Total floor area: 62 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-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

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

This property's energy rating is D. 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

<https://find-energy-certificates.service.gov.uk/energy-certificates/2208-7627-5559-6575-02627?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.

