



Clent Road, Rubery, Birmingham, B45 9XE

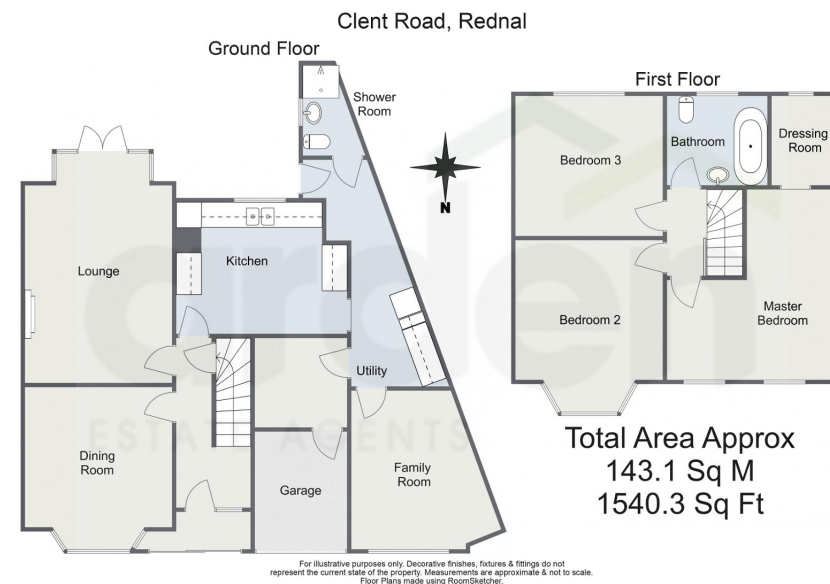
£350,000

4 1 3



- Four Bedrooms
- Dining Room
- Family Room
- Two Bathrooms
- Rear Garden
- Spacious Lounge
- Kitchen
- Utility Room
- Driveway for Off Road Parking
- Garage





Presenting this beautiful three-bedroom semi-detached residence nestled in Rubery, Birmingham. This property boasts a private driveway for off-road parking, accompanied by a garage. Inside, discover a spacious lounge, a well-appointed kitchen, two additional reception rooms for versatile living spaces, a convenient utility area, two bathrooms for ultimate comfort. Outside, enjoy both front and rear gardens, completing this idyllic setting for your next chapter.

5/24 2:38 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Energy rating	Valid until 2 May 2034
C	Certificate number #134-2625-3300-0767-7298

Property type Semi-detached house
Total floor area 129 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-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
91-100	A		
81-90	B		
69-80	C	← C	
55-68	D		
49-54	E		
45-48	F		
1-44	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/134-2625-3300-0767-7298?print=true>

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.

