



Cropredy Road, Northfield, Birmingham, B31 3RB

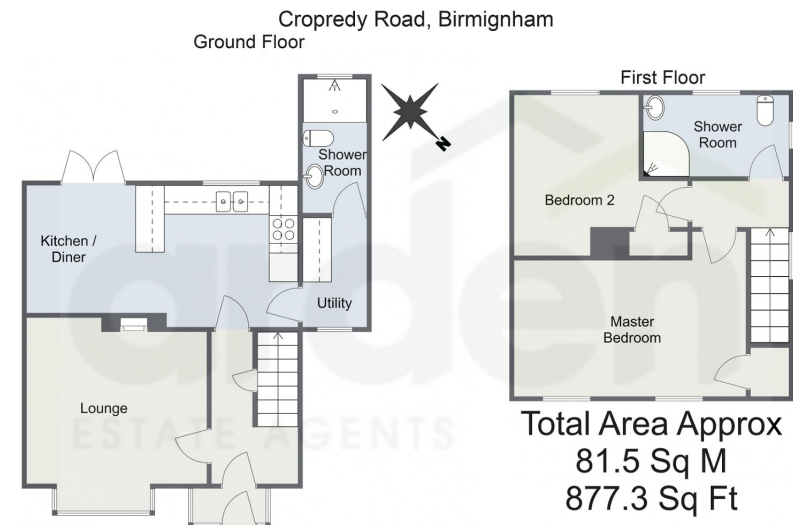
Offers In Region Of £200,000

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- Two Bedrooms
- Modern Kitchen/Diner
- Two Shower Rooms
- Off Road Parking
- Lounge featuring Log Burner
- Utility Room
- Rear Garden
- Secured Porch





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.

Presenting this beautifully finished two-bedroom, semi-detached property in Northfield, Birmingham. Featuring off-road parking, a welcoming porch, contemporary amenities including a sleek kitchen and two modern shower rooms, all complemented by a charming lounge and a rear garden.

5/24, 11:57 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) |                           |                           |                                                |
|--------------------------------------|---------------------------|---------------------------|------------------------------------------------|
| 48 Cropredy Road<br>B31 3RB          | Energy rating<br><b>D</b> | Valid until<br>6 May 2034 | Certificate number<br>2702-8738-0322-2391-2443 |
| Property type                        | Semi-detached house       |                           |                                                |
| Total floor area                     | 83 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-licence) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-licence>).

**Energy rating and score**

This property's energy rating is D. 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 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/2702-8738-0322-2391-2443/printview>

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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.



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