



Grassmoor Road, Kings Norton, Birmingham, B38 8BU

£950,000

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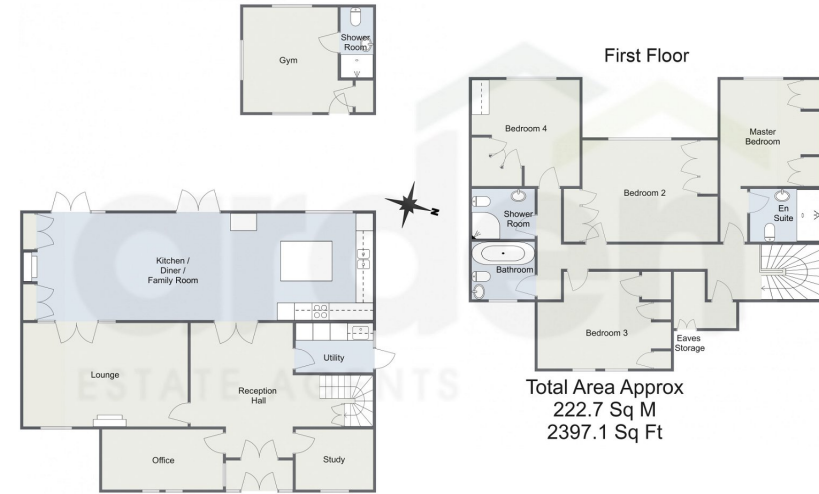


- Four Bedrooms
- Modern Kitchen/ Diner and Family Room
- Utility Room
- Secured Porch
- Brick Built Gym/Annex/ Bedroom
- Lounge with a Wood Fire
- Two Added Reception Rooms
- Four Bathrooms
- Expansive Rear Garden
- Large Driveway for Off Road Parking fitting Several Vehicles





Grassmore Road, Kings Norton, Birmingham
Ground Floor



Total Area Approx
222.7 Sq M
2397.1 Sq Ft

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.

This exceptional four-bedroom detached property is located in the highly sought-after area of Kings Norton, Birmingham. Boasting a wealth of premium features and high-spec appliances, this home offers unparalleled luxury and comfort. Highlights include a spacious lounge with an original fireplace, a modern open-plan kitchen/diner and family room, three elegant bathrooms, and two additional reception rooms. The generous rear garden features a brick-built gymnasium, perfect for fitness enthusiasts. Additionally, the property benefits from a large driveway providing ample off-road parking.

5/15/24, 1:52 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
46 Grassmore Road B38 2JAM B38 8BU	Energy rating: C Valid until: 13 May 2034 Certificate number: 3700-0942-6622-1394-1343
Property type	Detached house
Total floor area	221 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. 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/3700-0942-6622-1394-1343?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.

