



Southcote Grove, Kings Norton, Birmingham, B38 8ED

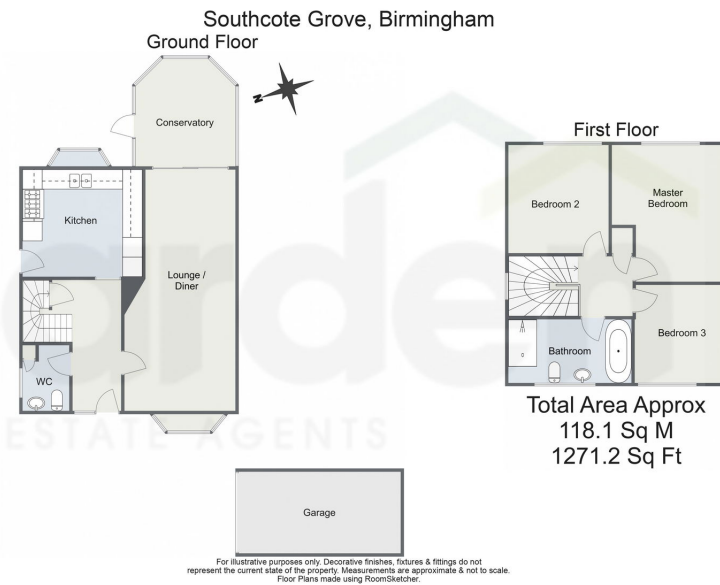
£325,000

3 1 2



- Three Bedrooms
- Modern Kitchen
- Downstairs WC
- Rear Garden
- Garage
- Spacious Lounge/Diner
- Conservatory
- Family Bathroom
- Front Garden and Sitting Area
- Close to Amenities





Introducing a beautifully presented three-bedroom semi-detached property in Kings Norton, Birmingham. This charming home offers a front garden with a patio area, a spacious lounge/diner, a modern kitchen, a conservatory, a convenient downstairs WC, a contemporary family bathroom, a well-maintained rear garden, and a garage en bloc.

12/20/24, 10:38 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
10 Southcote Grove BIRMINGHAM B38 8SD	Energy rating C	Valid until 12 September 2032																																
		Certificate number 0348-2397-4219-2392-8095																																
Property type	Semi-detached house																																	
Total floor area	96 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).																																		
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.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/0348-2397-4219-2392-8095/print>

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.

