



The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, lowercase sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, uppercase sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

Gunner Lane, Rednal, Birmingham, B45 9EP

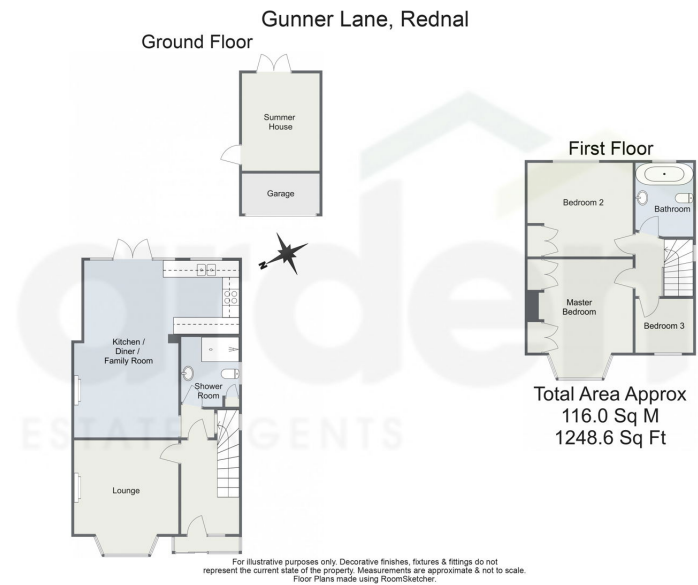
Offers Over £320,000

3 2 1



- Three Bedrooms
- Modern Kitchen/Diner and Family Room
- Rear Garden
- Off Road Parking
- Lounge
- Two Bathrooms
- Garage/Summer House
- Close to Amenities





Introducing a beautifully presented three-bedroom semi-detached property in Rednal, Birmingham. This charming home offers off-road parking with a garage, a spacious lounge, a modern open-plan kitchen/diner and family room, a downstairs shower room, a family bathroom, and a rear garden complete with a delightful summer house.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
<p>14 Gunner Lane Rednal Birmingham B95 9EP</p>	<p>Energy rating D</p> <p>Valid until: 17 July 2034</p> <p>Certificate number: 8818-0594-6102-0593-2302</p>
Property type	Semi-detached house
Total floor area	105 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/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance	
Energy rating and score	
This property's energy rating is D. It has the potential to be B.	
<p>See how to improve this property's energy efficiency.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	

https://find-energy-certificate.service.gov.uk/energy-certificates/8818-0594-6102-0593-2302/printout

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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.

