



Vineyard Road, Northfield, Birmingham, B31 1PJ

£415,000

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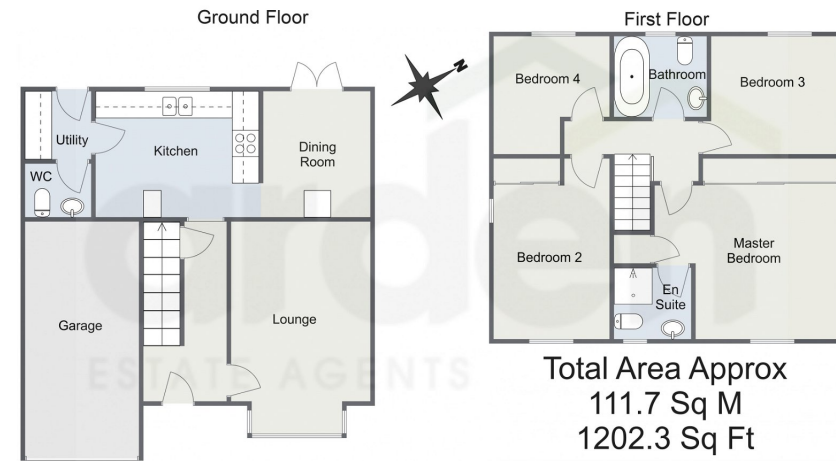


- Four Bedrooms
- Lounge with Bay Window
- Modern Kitchen with Integrated Appliances
- Dining Room
- Utility Area
- Downstairs WC
- Family Bathroom
- Ensuite to Master Bedroom
- Rear Garden
- Driveway for Off Road Parking with a Garage





Vineyard Road, Birmingham



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.

Discover this stunning four-bedroom detached home in Northfield, Birmingham, featuring a spacious driveway for off-road parking and a convenient garage. The property boasts a welcoming lounge, a modern kitchen equipped with integrated appliances, a charming dining room, a practical utility room, and a convenient downstairs WC. The upstairs includes a stylish family bathroom. Outside, you'll find a delightful rear garden perfect for relaxation and outdoor activities.

5/30/24, 10:30 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
<b>Energy rating</b> <b>C</b>	<b>Valid until</b> 22 September 2032 <b>Certificate number</b> 9000-2619-0222-3221-3122
<b>Property type</b> Detached house <b>Total floor area</b> 98 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-tenanted-property-minimum-energy-efficiency-standard-landlord-references) (<https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-references>).

**Energy rating and score**

The graph shows this property's current and potential energy rating.

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

[See how to improve this property's energy efficiency.](#)

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/9000-2619-0222-3221-3122?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.

