



The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font, with "ESTATE AGENTS" in a smaller font below it.

arden
ESTATE AGENTS

It's who
you move
with.

Hazel Road, Rubery , Birmingham, B45 9DX

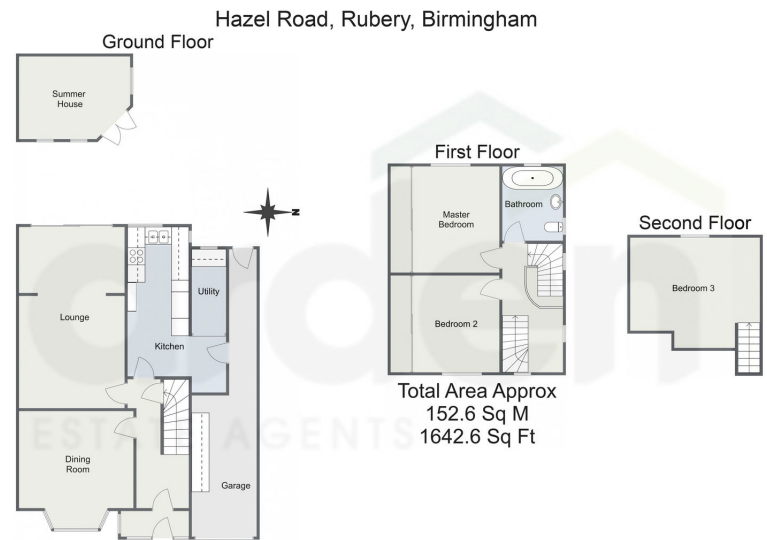
Offers Over £395,000

3 1 2



- Three Bedrooms
- Modern Kitchen
- Utility Room
- Rear Garden with Summer House
- Integral Garage
- Spacious Lounge
- Dining Room
- Contemporary Family Bathroom
- Driveway for Off Road Parking
- 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.

Introducing this charming three-bedroom semi-detached home, featuring a spacious lounge, a modern kitchen, a separate dining room, a convenient utility area, and a well-appointed family bathroom. The property also boasts a stunning rear garden, a driveway offering off-road parking, and a garage, all situated in the desirable area of Rubery, Birmingham.

582x, 10:10 AM

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

Energy performance certificate (EPC)

16 Hazel Road Rubery Birmingham B95 9DX	Energy rating D	Valid until 16 July 2034
Property type Semi-detached house	Certificate number 9738-3546-6223-2684-0204	
Total floor area 114 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-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 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://www.energy-certificates.service.gov.uk/energy-certificates/9738-3546-6223-2684-0204?print=true

1/4

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.

