



VICTORIA FITZPATRICK

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**9 Barford Crescent**  
Fixed Price £305,000

3 1 1





**\*\*QUOTE REFERENCE VF0354 TO ARRANGE YOUR VIEWING\*\***This immaculately presented THREE bedroom semi-detached home is being offered to the market CHAIN FREE! Well placed within a quiet cul-de-sac in Kings Norton, Birmingham.

Accommodation comprises, porch entrance, spacious lounge with stairs off, a modern and contemporary kitchen/diner leading into a great sized conservatory. Whilst upstairs offers Master Bedroom with space for wardrobes, double bedroom two with a view to the rear garden and benefitting from a useful storage cupboard, good-sized third bedroom and a refurbished family bathroom providing a bath with overhead shower, sink and WC.

A lovely private rear with patio area perfect for garden furniture and entertaining, laid to a well-maintained lawn with fenced boundaries. To the front of the property is a private driveway providing off-road parking for two vehicles, along with access to the integral garage.

Situated in the sought-after location of Kings Norton, Birmingham, this property benefits from excellent nearby amenities and local schooling, with great transport and road links offering easy access to Birmingham city centre.

Call now to arrange your viewing





TOTAL FLOOR AREA: 1001 SQ. FT. (92.9 SQ. M.) APPROX.  
 Whilst every effort has been made to ensure the accuracy of the information contained herein, the undersigned shall not be held responsible for any errors or omissions. This plan is for information only and should not be used as a basis for any professional opinion. The undersigned shall not be held responsible for any errors or omissions.  
 Date: 24/06/2024

- QUOTE REFERENCE VF0354
- CHAIN FREE
- QUIET CUL DE SAC LOCATION
- SEMI DETACHED PROPERTY
- MODERN KITCHEN / DINER
- CONSERVATORY
- THREE BEDROOM
- REFURBISHED FAMILY BATHROOM
- PRIVATE REAR GARDEN
- SINGLE GARAGE AND OFF ROAD PARKING



20/02/2024, 08:37 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
1, Starford Crescent BIRMINGHAM B28 1SR	Energy rating <b>D</b>	Valid until: 24 June 2028 Certificate number: 968728877968-9628-5383																																
Property type	Semi-detached house																																	
Total floor area	74 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements">guidance for landlords on the requirements and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</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+	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-certificate.service.gov.uk/energy-certificate/0537-2887-7968-9628-5383/print.html>

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