



TONKS
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Conifer Paddock, Halesowen, B62 9LZ

Offers In Region Of £245,000

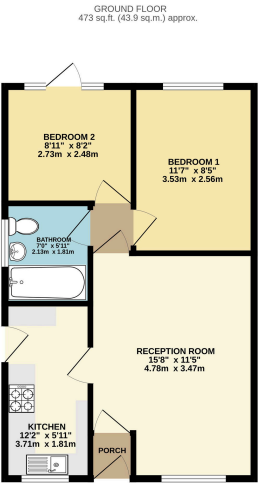
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- Detached two bedroom bungalow
- Off road parking
- NO CHAIN
- Rowley Regis train station within half a mile & bus stops you can walk to
- Cul de sac location in Hurst Green
- Landscaped rear garden - low maintenance
- Walking distance to local shops & the park
- Freehold



NO CHAIN This detached two bedroom bungalow is offered with no chain & is situated in a quiet cul de sac in Hurst Green.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.
*Measurements taken from the centre of the room to the centre of the room. Measurements are approximate and should not be used for legal purposes. The seller, agent and photographer accept no liability for any errors or omissions. The seller, agent and photographer accept no liability for any errors or omissions. The seller, agent and photographer accept no liability for any errors or omissions.

English | [Contact](#)

Energy performance certificate (EPC)

Current Rating 473 sq.ft. 473 sq.ft.	Energy rating D	Valid until 31 March 2025
Property type Detached bungalow		Certificate number 00000000000000000000
Total floor area 47 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can view [guidance for landlords on the rules for energy efficiency](#) on the [GOV.UK website](#).

Energy rating and score

The property's energy rating is D. It has the potential to be B.

[How to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance