



Three bedroom semi-detached

Double glazed windows

Lounge with bay window

Blocked paved driveway

Gas central heating

Kitchen/dining room



Description

Available to buy with or without a current tenant in situ. Three bedroom semi-detached home, with block paved driveway and large rear garden. Re-fitted bathroom with shower, lounge with bay window and kitchen/dining area. PVC double glazed windows and gas central heating with a Worcester Bosch Boiler. Property does need some modernisation, such as a new kitchen and work to the garden.

Entrance Hall

Front door into hallway, stairs to first floor, door to lounge.

Lounge 17' 0" x 14' 0" (5.18m x 4.26m) max

Double glazed bay window to front. Door to kitchen/diner. Radiator.

Kitchen/Diner 17' 0" x 9' 0" (5.18m x 2.74m)

Door to garden. two double glazed windows to rear.

Bedroom 1 12' 7" x 9' 5" (3.83m x 2.87m)

Double glazed window to rear. Radiator.

Bedroom 2 11' 0" x 10' 10" (3.35m x 3.30m)max

Double glazed window to front. Radiator.

Bedroom 3 9' 4" x 7' 5" (2.84m x 2.26m)

Double glazed window to rear. Radiator.

Bathroom 6' 0" x 5' 0" (1.83m x 1.52m)

Re-fitted bathroom with panel bath with shower over. Low level W.C. wash hand basin. Double glazed window to side.

Tenure

We have been advised the property is freehold. please verify all details with your chosen legal representative.



Energy performance certificate (EPC)

28 Avebury Grove BIRMINGHAM B30 2UL	Energy rating	Valid until: 14 August 2032
	D	Certificate number: 6632-1328-3100-0485-9292

Property type	Semi-detached house
Total floor area	74 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-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-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.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		