



Primrose Park Road , Kings Norton, Birmingham , B38 9FF

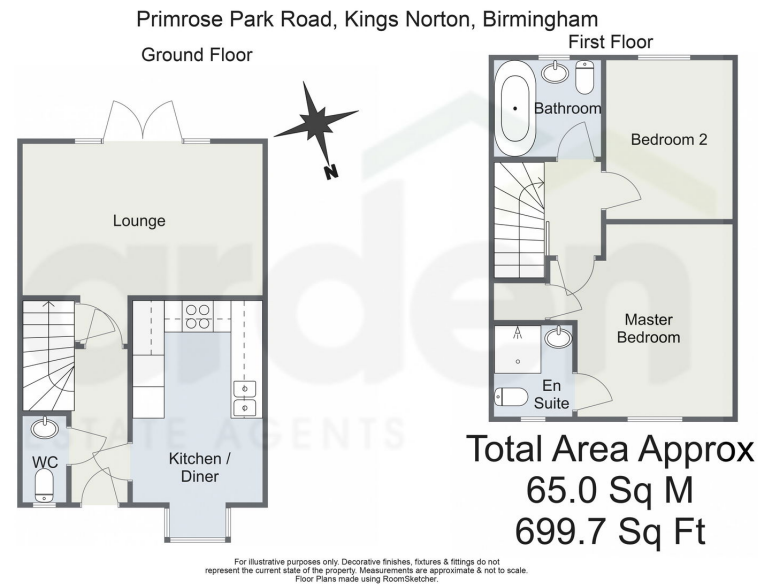
Offers Over £240,000

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- NO ONWARD CHAIN
- Light Filled Lounge
- Downstairs WC
- En-Suite Shower Room to Master Bedroom
- Driveway with Off Road Parking
- Two Bedrooms
- Modern Kitchen / Diner
- Family Bathroom
- Rear Garden
- Close to Amenities





NO ONWARD CHAIN

Presenting a stylish two-bedroom end-of-terrace home in the desirable area of Kings Norton, Birmingham. This property features a modern kitchen/diner, a bright and airy lounge, a convenient downstairs WC, karndean flooring fitted throughout the ground floor and a contemporary family bathroom. Outside, enjoy a generously sized rear garden and the added benefit of off-road parking.

24/02, 11:10 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
22 Primrose Park Road Birmingham B36 8PF	Energy rating B	Valid until: 19 October 2031 Certificate number: 1130-2930-2009-6020-2228																																
Property type	End-terrace house																																	
Total floor area	65 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/landlords-on-the-requirements-and-exemptions).																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
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.																																
<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>91.8</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		91.8	81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificate/1130-2930-2009-6020-2228?entry=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.

