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ESTATE AGENTS

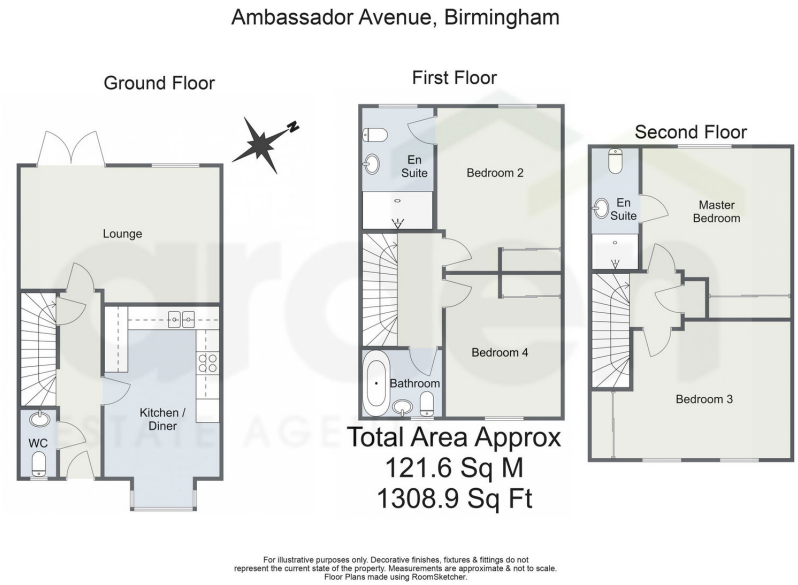
It's who you move with.

Ambassador Avenue, Longbridge, Birmingham, B31 2GZ

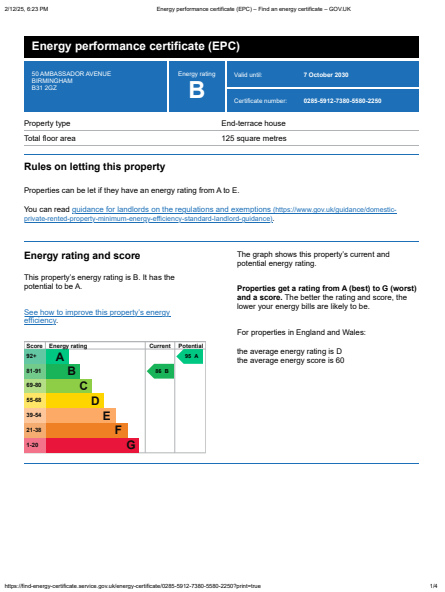
Offers In Region Of £425,000

4 3 1

- Four Bedrooms
- Kitchen/Diner
- Driveway
- Close Proximity to Local Shops, Amenities and Schools
- Good Transport Links
- Two En-Suites, Main Bathroom and Guest WC
- Lounge
- Low Maintenance Rear Garden
- Nearby Rubery High Street



A neatly presented four-bedroom home, spread across three floors, situated in the sought-after area of Longbridge, Birmingham. This ideal family home features two en-suites, a modern kitchen/diner, a lounge, a main bathroom, and a guest WC. Additionally, the property boasts a low-maintenance rear garden and a driveway.



2/12/25, 6:23 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

50 AMBASSADOR AVENUE BIRMINGHAM B31 2GZ	Energy rating **B**	Valid until:	**7 October 2030**
		Certificate number:	**0285-5912-7380-5580-2250**

Property type	End-terrace house
Total floor area	125 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).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

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://find-energy-certificate.service.gov.uk/energy-certificate/0285-5912-7380-5580-2250?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.

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