



Groveley Lane, Longbridge, Birmingham, B31 4QB

£290,000

3 1 1

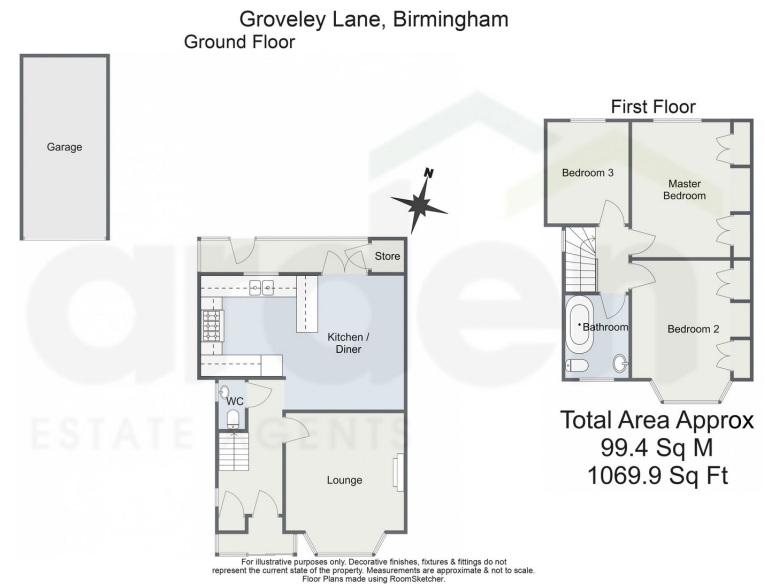


- Three Bedrooms
- Open Plan Modern Kitchen / Diner
- Downstairs WC
- Block Paved Driveway for Off Road Parking
- Secured Porch
- Spacious Lounge
- Contemporary Family Bathroom
- Rear Garden
- Entrance Hall with Storage
- Lean too and Store





Introducing this stunning three-bedroom semi-detached home in the heart of Longbridge, Birmingham, boasting generous living space, a modern open-plan kitchen and dining area, a stylish family bathroom, and a spacious lounge. With ample off-road parking for multiple vehicles and a sizable rear garden. Don't miss out on this fantastic opportunity!



21/02, 10:50 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

197, Groveley Lane
BIRMINGHAM
B11 4QS

Energy rating
D

Valid until: 22 August 2028
Certificate number: 2078-1023-7258-9198-8870

Property type

Semi-detached house

Total floor area

89 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-rental-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rental-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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	54 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2078-1023-7258-9198-8870/print/print>

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.



arden
ESTATE AGENTS