



Coney Green Drive, Birmingham, B31 4DR

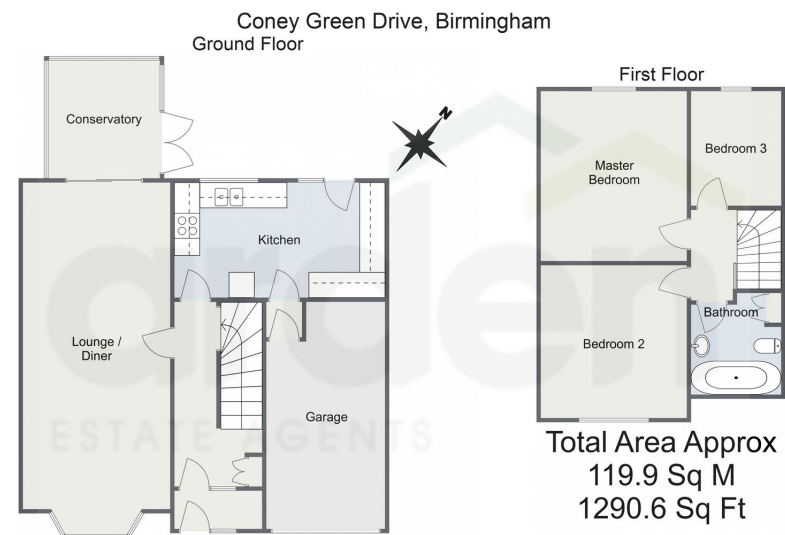
Offers Over £270,000

3 1 1



- Semi-Detached
- Three Bedrooms
- Driveway For Off Road Parking
- Garage
- Spacious Lounge/Diner
- Conservatory
- Kitchen
- Family Bathroom
- Rear Garden
- Great Location For Transport Links





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

This 3-bedroom semi-detached home in Northfield, Birmingham, features off-road parking with a block-paved driveway and a garage. Inside, you'll find a spacious porch and entrance hall leading to a large lounge-dining area with an added conservatory. The bright kitchen offers ample space, and the family bathroom is well-sized. The property also boasts a generous lawn and a spacious back garden.

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

Energy performance certificate (EPC)

35 Coney Green Drive BIRMINGHAM B15 4DS	Energy rating D	Valid until 21 February 2025
Property type Semi-detached house		Certificate number 0223-1207-3234-8804
Total floor area 97 square metres		

Rules on letting this property

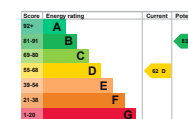
Properties can be let if they have an energy rating from A to E.

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.](#)



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/0223-1207-3234-8804/print-flow>

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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.



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