





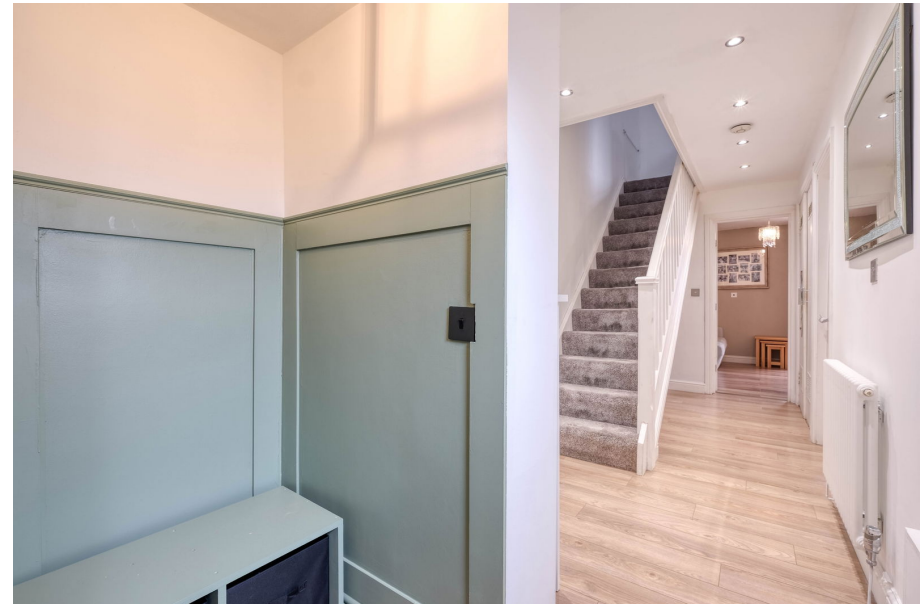
# Cotswold Close, Rednal, Birmingham, B45 0BE

Offers Over £195,000

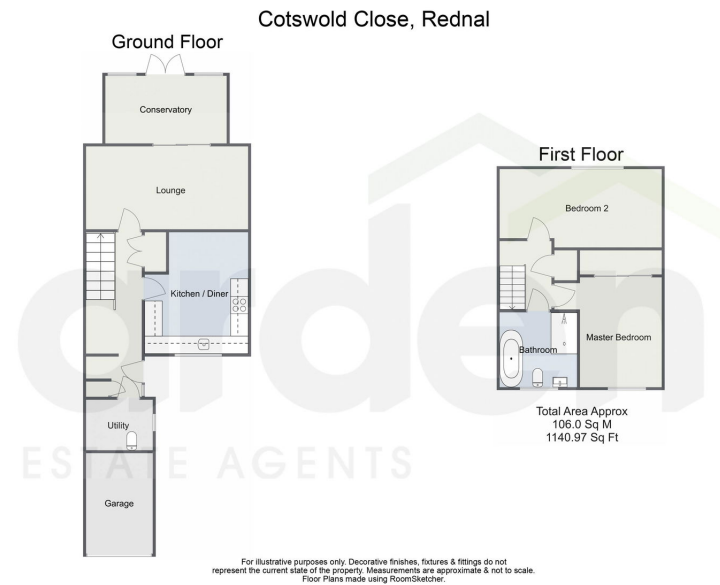
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- Two Bedrooms
- Modern Kitchen / Diner
- Spacious Lounge
- Conservatory
- Utility / Downstairs WC
- Rear Garden
- Off Road Parking
- Garage
- Entrance Hall
- Close to Amenities & Transport Links







Introducing this beautifully presented and contemporary two-bedroom terraced family home, ideally situated in Rednal, Birmingham. Boasting a stylish open-plan kitchen/diner, a generously sized lounge, a convenient utility room with a downstairs WC, and a modern family bathroom. Outside, you'll find a landscaped rear garden, along with off-road parking and a garage for added convenience.

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

Energy performance certificate (EPC)

45 Cotswold Close  
Rednal  
Birmingham  
B49 5SE

Energy rating  
**C**

Valid until: 18 March 2032  
Certificate number: 6800-0011-6822-1499-3753

Property type  
Mid-terrace house

Total floor area  
91 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 C. 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		
39-54	E		
21-38	F		
1-20	G		

72 C

69 B

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/6800-0011-6822-1499-3753/print/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.



**arden**  
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