



Beacon Hill, Rednal, Birmingham, B45 9QW

Offers Over £625,000

5 2 3



- Detached Dormer Bungalow • Situated On A Large Plot
- 5 Double Bedrooms • Off Road Parking
- Garage • Front And Rear Garden
- Kitchen • Utility Room
- Lounge And Snug • Family Bathroom





Beacon Hill, Rednal



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.

A wonderful opportunity to purchase a 5-bedroom detached dormer bungalow in the desirable area of Rednal, Birmingham. Set on a spacious approx. 0.3-acre plot, this attractive property offers a large entrance hall, a bright kitchen and dining area, utility room, WC, snug, lounge, family bathroom, master bedroom with ensuite, and a large garage.

58325, 10:45 AM

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

Energy performance certificate (EPC)

53a Beacon Hill
Rednal
BIRMINGHAM
B48 3JW

Energy rating
E

Valid until: 5 May 2025
Certificate number: 2119-6412-6181-8555-4191

Property type

Detached house

Total floor area

177 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 E. It has the potential to be C.
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		

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/2119-6412-6181-8555-4191?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.



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