





Callowbrook Lane, Rednal, Birmingham, B45 9HT

Offers Over £140,000

2 1 1





- Allocated Parking Space
- Open Plan Kitchen/Living Area
- Secure Intercom System
- Entrance Hall With Storage
- Close To Amenities
- Two Bedrooms
- Entrance Hallway
- Family Bathroom
- Well Maintained Grounds





This beautifully designed two-bedroom apartment offers a perfect blend of style and functionality. With a spacious open-plan kitchen and lounge, a large double bedroom, a second well-proportioned bedroom, and the added convenience of allocated parking, this home provides an exceptional living experience. Located in the heart of Rubery, Birmingham, it offers both comfort and practicality.

Ashgrove House, Callowbrook Lane, Birmingham



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

#### Energy performance certificate (EPC)

Flat 11 Ashgrove House Callowbrook Lane Rubery, Bristol BR8 9JY BS40 9JY	Energy rating <b>D</b>	Valid until: 24 April 2023 Certificate number: 6358-7624-5449-1795-6926
Property type	Top-floor flat	
Total floor area	54 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 D. It has the potential to be C.

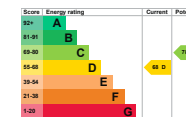
[See how to improve this property's energy efficiency.](#)

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-certificates/6358-7624-5449-1795-6926/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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