



Holloway, Northfield, Birmingham, B31 1TR

Guide Price £285,000

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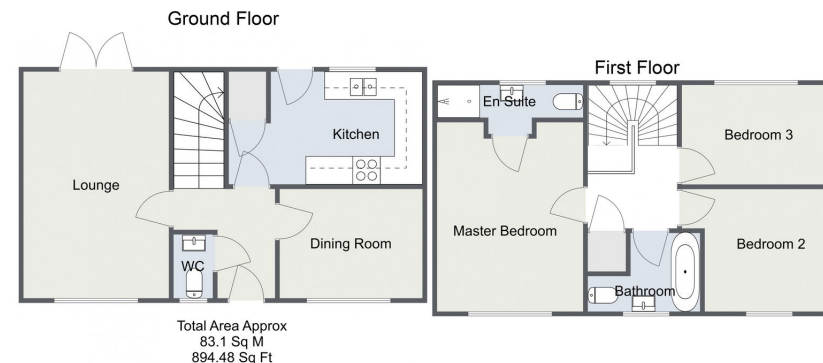
- Three Bedrooms
- Kitchen
- Downstairs WC
- En-Suite to Master Bedroom
- Gated Access to Off Road Parking
- Bright Lounge
- Dining Room
- Family Bathroom
- Rear Garden
- Entrance Hall





Introducing this beautifully presented three-bedroom detached family home, ideally located on Holloway in the popular area of Northfield, Birmingham. This property benefits from gated off-road parking, a spacious and bright lounge, a modern kitchen, a separate dining room, a family bathroom, an en-suite to the master bedroom, and a sizeable rear garden—perfect for growing families or those seeking additional space both inside and out.

Holloway, Northfield



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.

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

Energy performance certificate (EPC)

121 Holloway BIRMINGHAM B13 1TS	Energy rating C	Valid until 29 May 2032																																	
		Certificate number 9632-6825-6109-0078-6226																																	
Property type Detached house																																			
Total floor area 84 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 .																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency .		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.																																	
<table> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>77 C</td> <td>88 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	77 C	88 B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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<https://find-energy-certificate.service.gov.uk/energy-certificates/9632-6825-6109-0078-6226/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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