



Blue Gate Lane, Northfield, Birmingham, B31 5EX

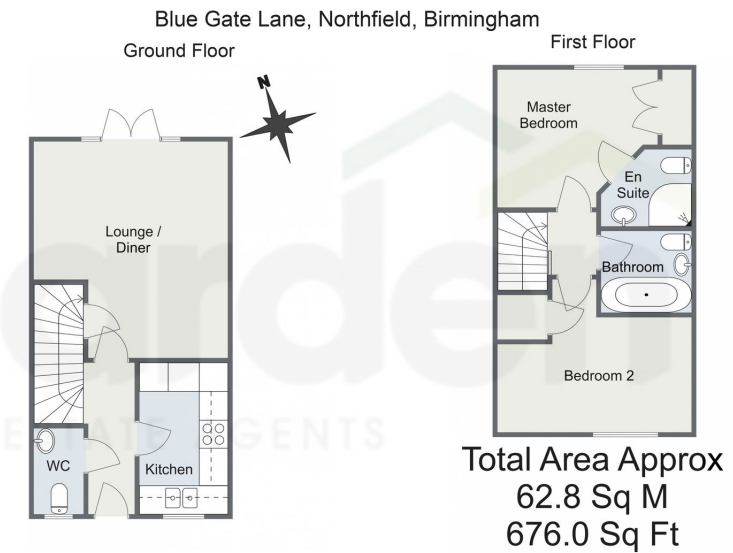
Offers In Region Of £220,000

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- Two Bedrooms
- Modern Kitchen
- Family Bathroom
- Rear Garden
- Spacious Lounge / Diner
- Downstairs WC
- En-Suite to Master Bedroom
- Off Road Parking





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.

Introducing this beautifully maintained two-bedroom terraced home, offered with no upward chain. This property features a spacious lounge/diner, a modern kitchen, convenient downstairs WC, en-suite to the master bedroom, a generously sized rear garden, and off-road parking. Situated in Northfield, Birmingham, it presents an ideal opportunity for comfortable, modern living.

10/20/24, 11:15 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
11, Blue Gate Lane BIRMINGHAM B11 5DE	Energy rating B	Valid until: 30 November 2025 Certificate number: 9443-3109-7429-8909-3165																																
Property type	Mid-terrace house																																	
Total floor area	65 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/landlords-who-are-letting-property-what-minimum-energy-efficiency-standard-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		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 border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>39-45</td> <td>A</td> <td></td> <td>42-45</td> </tr> <tr> <td>34-38</td> <td>B</td> <td>42-45</td> <td></td> </tr> <tr> <td>29-33</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>24-28</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>19-23</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>14-18</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>9-13</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	39-45	A		42-45	34-38	B	42-45		29-33	C			24-28	D			19-23	E			14-18	F			9-13	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-certificates.service.gov.uk/energy-certificates/9443-3109-7429-8909-3165/print>

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.

