



The Pines, Rubery, Birmingham, B45 9FF

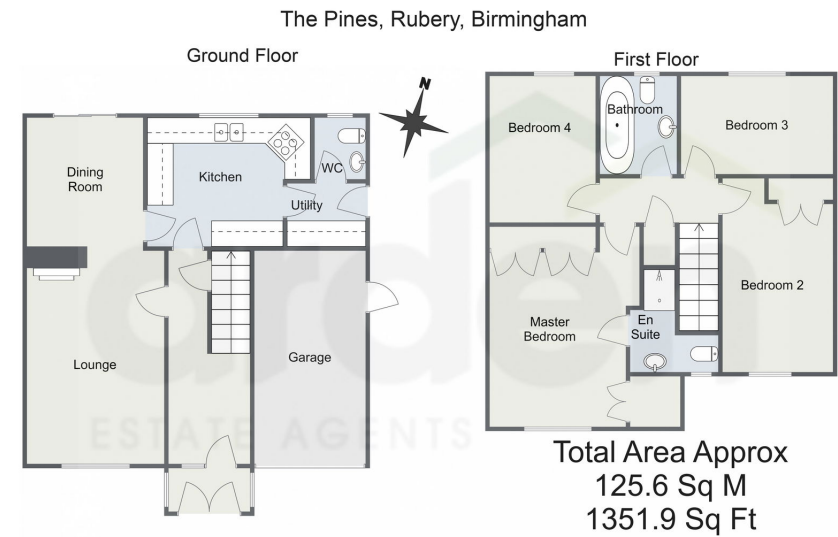
£400,000

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- Four Bedrooms
- Tastefully decorated Lounge / Diner
- Contemporary Kitchen
- Utility Room
- Downstairs WC
- Family Bathroom
- En-Suite Shower Room to Master Bedroom
- Rear Garden
- Driveway for Off Road Parking with a Garage
- Secured Porch and Entrance Hall





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 stunning and impeccably presented four-bedroom detached family home, nestled in the sought-after area of Rubery, Birmingham. This elegant property offers a bright and spacious lounge/diner, a sleek and contemporary kitchen, a convenient utility area, and a downstairs WC. Additional features include a driveway providing off-road parking, a garage for extra storage, and a sizable rear garden.

11:25:24 3:44 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|---|--|---|
| 25 The Pines Rubery, Rubery B36 4JH BAS (IP) | D | Valid until: 16 December 2028 Certificate number: 8438-7022-4619-8985-6992 |
| Property type | Detached house | |
| Total floor area | 112 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-on-the-requirements-and-exemptions). | | |
| Energy rating and score | | |
| This property's energy rating is D. 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. | |
| 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/8438-7022-4619-8985-6992/summary>
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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.

