





## 53 Stuart Road

Offers In Region Of £180,000

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- A charming cottage style home
- Two double bedrooms
- Scope to put in a driveway
- Stunning fitted breakfast kitchen
- Council tax band A
- Popular part of Rowley Regis close to schools & transport links
- Large conservatory
- Perfect for first time buyers
- Upgraded house shower room





**Cottage Style Property** This is such a little gem situated in a popular part of Rowley Regis close to shops, transport links & schools.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mergo 1/2014

English | [Contact](#)

**Energy performance certificate (EPC)**

EPC valid from: 25/07/2024 09:29	Energy rating: <b>D</b>	Valid until: 14 August 2030
Certificate number: 80728157460-056-055		

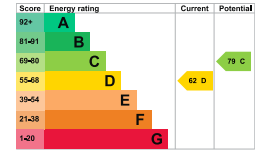
Property type: Semi-detached house  
 Total floor area: 62 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance on letting properties with EPC ratings](#) and [find out more about the minimum energy efficiency standards for rental properties](#).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.  
[See how to improve the property's energy efficiency.](#)



The graph shows the 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 example in England and Wales:  
 • the average energy rating is D  
 • the average energy score is 60

**Breakdown of property's energy performance**