



AARON TONKS POWERED BY **exp**™ UK

@ aaron.tonks@exp.uk.com

arontonks.exp.uk.com

07895 685 485

Honeybourne Road, Halesowen, B63 3EN

Offers Over £250,000

4 2 2



- Extremely spacious townhouse on a very desirable estate
- Two reception rooms plus a large conservatory
- Huge potential
- Off road parking
- Please quote ref AT0132
- Two bathrooms & a ground floor WC
- Ground floor kitchen/utility & an amazing first floor kitchen
- Three large bedrooms & a fourth ground floor bedroom
- Well maintained & neutral decor ready for someone to put their own stamp on





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropac ©2023

A super spacious townhouse in a highly sought after part of Halesowen. This home ticks so many boxes! Please quote ref AT0132

Energy performance certificate (EPC)

14, Honeybourne Road HALESOWEN B63 3EN	Energy rating D	Valid until: 8 October 2027 Certificate number: 9456-2841-7405-9403-9115
--	---------------------------	---

Property type: Mid-terrace house
Total floor area: 129 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) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance>).

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	← D ←	← C →
39-54	E		
21-38	F		
1-20	G		

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 50