



Blockley Close, Webheath, Redditch B97 5WW

Offers Over £525,000

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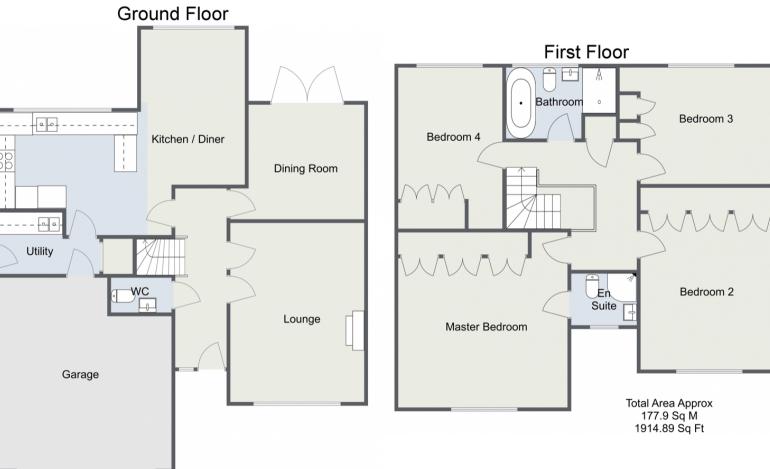


A beautiful four double bedroom detached family home finished to an exceptionally high standard and offered with a spacious and well appointed family kitchen/diner with a separate utility room, two versatile reception rooms, en-suite to the master bedroom, integral double garage with electric doors and delightfully landscaped rear garden. Situated in the sought after location of Webheath, Redditch.





Blockley Close, Redditch



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.



15/08/2022, 09:49 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)																																		
3, Blockley Close REDDITCH B97 5WW	Energy rating <b>D</b>	Valid until: 18 February 2024 Certificate number: 9495-1061-4252-8884-5964																																
Property type	Detached house																																	
Total floor area	152 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 ( <a href="https://www.gov.uk/guidance/domestic-rental-energy-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-rental-energy-minimum-energy-efficiency-standard-landlord-guidance</a> )																																		
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.																																		
The graph shows this property's current and potential energy efficiency.																																		
Properties are given a rating from A (most efficient) to G (least efficient).																																		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																		
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <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></td><td></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> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9495-1061-4252-8884-5964/print-view>

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For more information on this house or to arrange a viewing please call the office on:  
**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.

