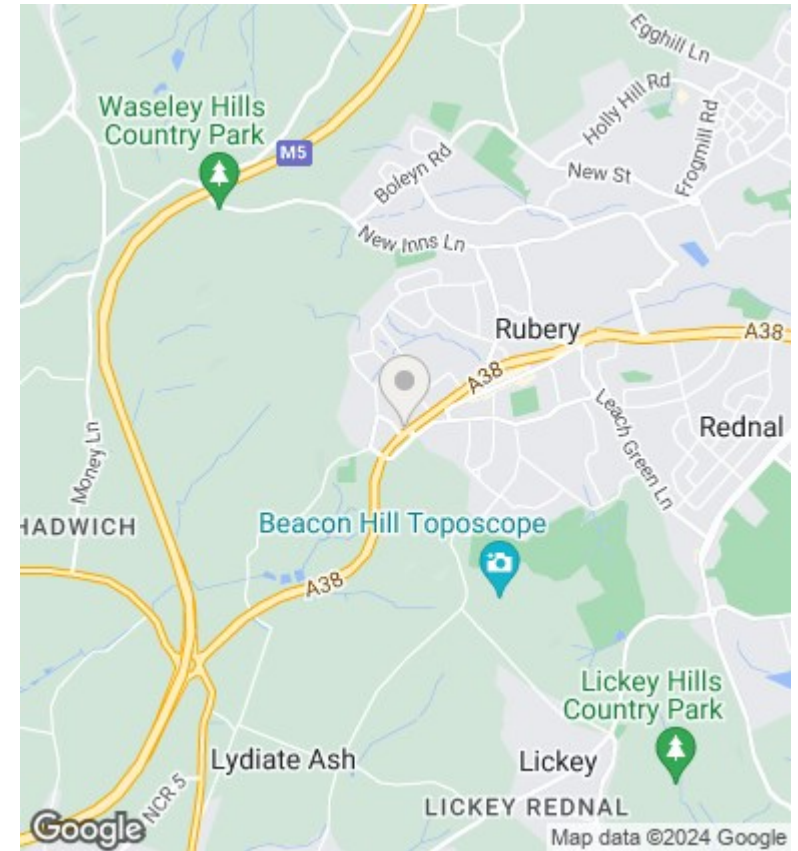




## 2 Gannow Walk, Rubery, Birmingham, B45 9EG

Price Guide £250,000

- Three Bedrooms
- Entrance Porch & Hallway
- Off Road Parking To The Rear
- Open Plan Lounge/Diner/Kitchen
- Modern Bathroom
- Council Tax Band B (Bromsgrove Council)
- Conservatory
- Gated Rear Garden
- EPC Rating E (Prior to having a new worcester bosch boiler)



## Directions

## Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

## Council Tax Band

B

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	