

emma's

P R O P E R T I E S



4 Rectory Lane

Birmingham, B36 9DH

Offers in excess of £795,000



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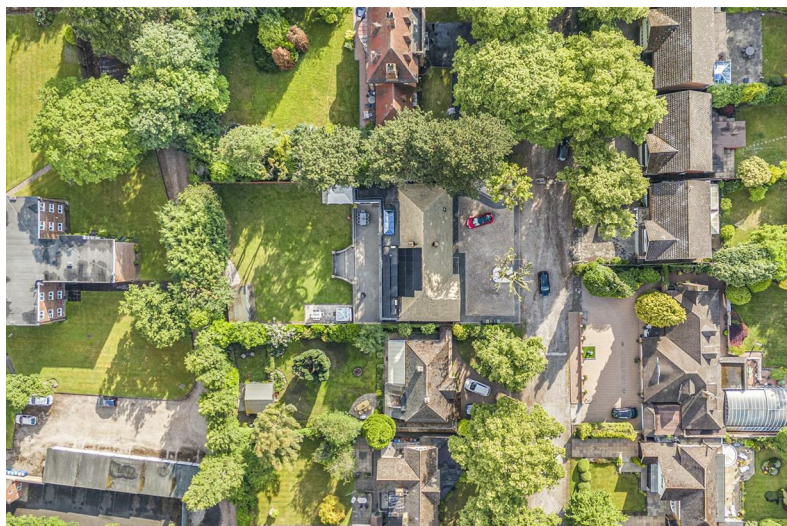
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4 Rectory Lane



Description

Welcome to Rectory Lane, this beautifully presented 4 bedroom detached bungalow is located in the heart of Birmingham's desirable B36 area. This property combines classic charm with contemporary features, making it an ideal choice for families and professionals alike.

Key Features:

Solar Power Efficiency: Equipped with an impressive 11.5 kilowatts of solar panels and 35 kilowatts of battery storage. This home not only reduces your carbon footprint but also significantly lowers your energy bills.

EV Charger: The property includes an electric vehicle charger, making it convenient and cost-effective for EV owners.

Night Rate Tariff: Take advantage of the night rate tariff for even more savings on your energy bills, making this home as economical as it is eco-friendly.

- Luxury Family Home
- Master En Suite
- Utility & Guest W.C
- Lanscaped Rear Garden
- Solar panels
- Four Exceclent Sized Bedrooms + Converted Garage
- Open Plan Spacious Kitchen
- Spacious Lounge
- Fully Airconditioned

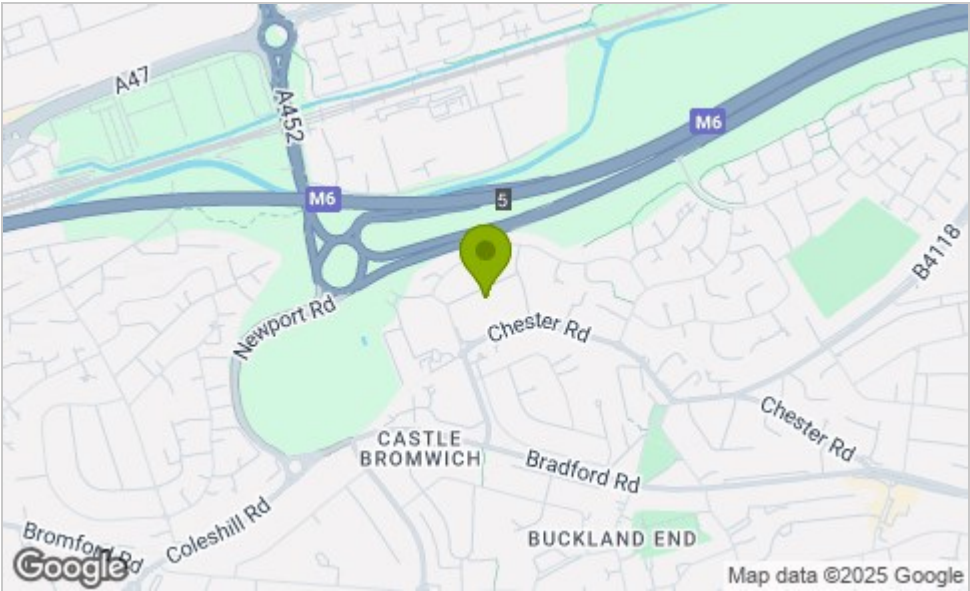




Floor Plan



Area Map



Viewing

Please contact our Emma's Office on 01217944916 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

