



2 Bedroom Apartment
Wedgbury Close, Wednesbury
Offers In Region Of £100,000



REDSTONES

A very well presented 2 bedroom modern top floor apartment having the benefit of UPVC double glazing, electric central heating and no upward chain. This property was previously let out at £550pcm so is ideal for landlord or first time buyer and further comprises communal entrance with intercom, reception hall, spacious lounge, fitted kitchen with integrated washer/oven and hob, 2 bedrooms, master with ensuite shower room, family bathroom, communal gardens with allocated parking space. Energy rating C.

SUMMARY A very well presented 2 bedroom modern top floor apartment having the benefit of UPVC double glazing, electric central heating and no upward chain. This property was previously let out at £550pcm so is ideal for landlord or first time buyer and further comprises communal entrance with intercom, reception hall, spacious lounge, fitted kitchen with integrated washer/oven and hob, 2 bedrooms, master with ensuite shower room, family bathroom, communal gardens with allocated parking space. Energy rating C.

RECEPTION HALL With doors to all rooms, intercom, electric heater, airing cupboard and storage cupboard.

LOUNGE 18' 7" x 11' 5" (5.67m x 3.50m) With four UPVC double glazed windows, electric heater and entrance to the kitchen.

KITCHEN 7' 10" x 8' 8" (2.40m x 2.66m) With two UPVC double glazed windows, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, four ring electric hob and oven, extractor hood, matching wall base and drawer units, integrated washer and appliance space.

BEDROOM ONE 18' 0" x 9' 3" (5.51m x 2.84m) With five UPVC double glazed windows, electric heater and door to the ensuite.

ENSUITE 4' 11" x 5' 6" (1.52m x 1.70m) With UPVC double glazed window, electric heater, low level WC, shower cubicle, pedestal wash hand basin, tiled surrounds and tiled floor.

BEDROOM TWO 11' 10" x 8' 4" (3.63m x 2.56m) With three UPVC double glazed windows, electric heater and loft access.

BATHROOM 6' 10" x 5' 7" (2.09m x 1.71m) With electric heater, low level WC, pedestal wash hand basin, panelled bath with shower from taps and tiled surrounds.

OUTSIDE There is communal gardens, communal entrance, allocated parking space and intercom.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Energy Performance Certificate

25, Wedgway Close, WEDNESBURY, WS10 0DA

Dwelling type: Top-floor flat
Date of assessment: 26 January 2011
Date of certificate: 27 January 2011
Reference number: 0886-2638-6398-9229-5885
Type of assessment: NAGAP - existing dwelling
Total floor area: 67 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G	G	G	G

Energy efficiency: 73 (Current) / 77 (Potential)
Environmental impact: 66 (Current) / 69 (Potential)

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	278 kWh/m ² per year	261 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.5 tonnes per year
Lighting	£73 per year	£46 per year
Heating	£247 per year	£219 per year
Hot water	£132 per year	£132 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with