



2 Bedroom Apartment  
St. Michael Street, Walsall  
Offers In Region Of £27,500



\*\*\*A 50% shared property ideal for the first time buyer.\*\*\*ground floor flat having the benefit of no upward chain and part UPVC double glazing. The property further comprises, lounge, kitchen, bathroom, two bedrooms, communal gardens and parking. Energy rating F.

**SUMMARY** \*\*\*A 50% shared property ideal for the first time buyer.\*\*\*ground floor flat having the benefit of no upward chain and part UPVC double glazing. The property further comprises, lounge, kitchen, bathroom, two bedrooms, communal gardens and parking. Energy rating F.

**LOUNGE** 12' 7" x 11' 5" (3.84m x 3.48m) With single glazed window to the front and door to the kitchen and inner hallway.

**KITCHEN** 7' x 7' 11" (2.13m x 2.41m) With a UPVC double glazed window to the front, stainless steel sink and drainer, matching wall, base and drawer units, roll top work surfaces, wall mounted hot water boiler, plumbing and appliance space.

**INNER HALLWAY** With doors leading to bedroom 1,2 and the bathroom.

**BEDROOM 1** 10' 9" x 10' 2" (3.28m x 3.1m) With UPVC double glazed window to the rear and a built in wardrobe.

**BEDROOM 2** 9' 11" x 7' 5" (3.02m x 2.26m) With UPVC double glazed window to the rear.

**BATHROOM** 6' x 6' 8" (1.83m x 2.03m) With UPVC double glazed window to side, low level W.C, paneled bath with shower from taps, electric heater, tiled floor and tiled surrounds.

**OUTSIDE** With communal garden and parking.

**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.

**Viewing**

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Performance Certificate**

17, St. Michael Street, WALSALL, WS1 3RQ

Dwelling type: Ground-floor flat      Reference number: 9849-2819-7623-9575-2301  
 Date of assessment: 31 December 2015      Type of assessment: RdSAP: existing dwelling  
 Date of certificate: 31 December 2015      Total floor area: 42 m<sup>2</sup>

Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,219
Over 3 years you could save	£ 2,148

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 93 over 3 years	
Heating	£ 2,805 over 3 years	£ 738 over 3 years	
Hot Water	£ 228 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 3,219</b>	<b>£ 1,871</b>	<b>You could save £ 2,148 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(32 plus) A  
(21-31) B  
(15-20) C  
(9-14) D  
(4-8) E  
(1-3) F  
(1-3) G

Current: F (35)      Potential: B (77)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£500 - £1,500	£ 465	Yes
2. Internal or external wall insulation	£4,000 - £14,000	£ 153	Yes
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 522	Yes

See page 3 for a full list of recommendations for this property.  
 Find out more about the recommended measures and how actions you could take today to save money, visit [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.