

71 Wolverhampton Street
Walsall, West Midlands





71 Wolverhampton Street, Walsall, West Midlands, WS2

£599 Per calendar month

A luxury fully furnished ground floor two bedroom showroom apartment adjoining a former Victorian mill, built in 2008, with the M6 motorway approximately one mile distant and Walsall town centre approximately half a mile away. The property boasts a designer kitchen area with integrated appliances, living room with balcony, luxury appointed bathroom, en suite shower room to main bedroom, entry phone, lift within the block and allocated parking. (PLEASE NOTE: IMAGES FOR ILLUSTRATION PURPOSES ONLY)

Viewing strictly by appointment.
0845 226 2833 info@redstones.co.uk

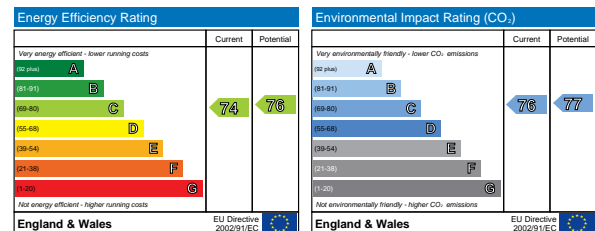


Energy Performance Certificate

Apartment 47 Smiths Flour Mill 71 Wolverhampton Street
WALSALL
WS2 8DE

Dwelling type: Ground-floor flat
Date of assessment: 19 August 2009
Date of certificate: 20 August 2009
Reference number: 8221-6428-6830-1621-3092
Total floor area: 57 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	212 kWh/m² per year	203 kWh/m² per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£69 per year	£35 per year
Heating	£198 per year	£209 per year
Hot water	£116 per year	£116 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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IMPORTANT NOTICE – In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property, their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture or fittings are included in any sale. Lease details, service charges and ground rent (where applicable) have been provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.