



2 Bedroom Semi-Detached House

Great Bridge Road, Bilston

Offers In Region Of £89,995



**REDSTONES**

A three bedroom semi detached family home having the benefit of Majority UPVC double glazing and gas central heating. The property further comprises, reception hall, lounge, kitchen, downstairs bathroom, 3 bedrooms, extension to rear (workshop) and front and rear gardens. Energy rating E.

**RECEPTION HALL** With UPVC double glazed front door, central heating radiator, stairs off to the first floor and doors to the lounge, kitchen and bathroom.

**LOUNGE** 15' 10" x 10' 4" (4.85m x 3.17m) With UPVC double glazed bay window to the front, central heating radiator, gas fire and doors to the extension.

**EXTENSION (WORKSHOP)** 19' 3" x 6' 11" (5.89m x 2.11m) With window to the rear and power and lighting.

**KITCHEN** 10' 0" x 8' 3" (3.07m x 2.54m) With UPVC double glazed window, matching wall, base and drawer units, stainless steel sink and drainer, roll top work surfaces, plumbing and appliance space, gas cooker point and 'Ideal' combination boiler.

**BATHROOM** 4' 10" x 4' 3" (1.48m x 1.3m) With UPVC double glazed window to the side, bath, low level WC and tiled surrounds.

**LANDING** With loft access and doors to all the bedrooms.

**BEDROOM ONE** 15' 10" x 8' 11" (4.83m x 2.72m) With two UPVC double glazed windows to the front and the rear and central heating radiator.

**BEDROOM TWO** 9' 10" x 6' 11" (3.02m x 2.12m) With UPVC double glazed window to the front, central heating radiator and storage cupboard.

**BEDROOM THREE** 8' 4" x 7' 3" (2.56m x 2.21m) With UPVC double glazed window to the rear and central heating radiator.

**GARDEN** With lawned garden to the front and lawned garden and patio to the rear.

**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.

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**

32, Great Bridge Road, BILSTON, WV14 8LA

Dwelling type: Detached house  
Date of assessment: 01 October 2013  
Date of certificate: 01 October 2013  
Use this document to:

Reference number: 0798-7982-7290-0657-2910  
Type of assessment: RdSAP: existing dwelling  
Total floor area: 70 m<sup>2</sup>

\* 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:	£ 3,087
Over 3 years you could save	£ 1,650

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 1,802 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 1,359 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 3,087</b>	<b>£ 1,437</b>	<b>You could save £ 1,650 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

Current: 48  
Potential: 67

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 Floor insulation	£800 - £1,200	£ 126	Yes
2 Change room heaters to condensing boiler	£3,000 - £7,000	£ 1,422	Yes
3 Solar water heating	£4,000 - £8,000	£ 102	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/keepingenergy](http://www.direct.gov.uk/keepingenergy) or call 0300 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.