



3 Bedroom Detached Bungalow

Stafford Close, Walsall

Offers In Region Of £225,000



REDSTONES

A three bedroom detached bungalow having the benefit of UPVC double glazing, gas central heating and no upward chain. located at the end of a cul-de-sac the property further comprises, porch, reception hall, lounge, dining room, breakfast kitchen, verandah (utility room), conservatory, 3 bedrooms, family bathroom, front and rear gardens, detached garage and off road parking for several vehicles. Energy rating E.

PORCH With UPVC double glazed door and window to the front, tiled floor and door to the reception hall.

RECEPTION HALL With two central heating radiators, wall lights, doors to kitchen, lounge, bathroom, store cupboard, guest WC and bedrooms.

GUEST WC With UPVC double glazed window to the front and low level WC.

LOUNGE 13' 3" x 15' 10" (4.05m x 4.83m) With UPVC double glazed window to the front and rear, and door to the conservatory.

CONSERVATORY 14' 6" x 10' 2" (4.44m x 3.10m) Being UPVC double glazed and brick construction with power and lighting and UPVC double glazed door to rear garden.

DINING ROOM 13' 0" x 9' 7" (3.97m x 2.93m) With two UPVC windows and central heating radiator.

KITCHEN 17' 3" x 11' 4" (5.28m x 3.46m) With two UPVC double glazed windows, matching wall base and drawer units, sink and drainer, appliance space, cooker point, dishwasher, fridge, tiled flooring and door to the veranda.

VERANDAH (UTILITY ROOM) 10' 9" x 4' 6" (3.28m x 1.38m) Being UPVC double glazed with UPVC double glazed door to the garden, plumbing and appliance space.

BEDROOM ONE 12' 11" x 13' 11" (3.94m x 4.26m) With UPVC double glazed window to the rear and fitted wardrobes.

BEDROOM TWO 10' 5" x 12' 6" (3.18m x 3.82m) With UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

FAMILY BATHROOM 13' 11" x 6' 3" (4.25m x 1.91m) With UPVC double glazed window to rear, central heating radiator, corner spa bath, with electric shower over, pedestal wash hand basin, low level W.C, tiled surrounds

BEDROOM THREE 12' 5" x 8' 11" (3.79m x 2.72m) With UPVC double glazed window to the rear and central heating radiator.

STORE ROOM With UPVC double glazed window and loft hatch.

DETACHED GARAGE 25' 0" x 9' 0" (7.63m x 2.76m) With UPVC double glazed window to the side, up and over door and door to the rear garden.

OUTSIDE To the front there is a block paved driveway, lawned garden with borders, detached garage and gate to the rear. To the rear there is a lawned garden, gate to the front and door to the garage.

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

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

16, Stafford Close, WALSALL, WS3 3NW

Dwelling type: Detached bungalow
Date of assessment: 05 March 2015
Date of certificate: 05 March 2015
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

Reference number: 0291-2885-6571-9305-2751
Type of assessment: RdSAP: existing dwelling
Total floor area: 121 m²

Estimated energy costs of dwelling for 3 years:		£ 5,790
Over 3 years you could save		£ 2,319

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 294 over 3 years	
Heating	£ 4,698 over 3 years	£ 3,033 over 3 years	
Hot Water	£ 759 over 3 years	£ 234 over 3 years	
Totals	£ 5,790	£ 3,471	You could save £ 2,319 over 3 years

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: E (42) Potential: B (62)

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 (solid floor)	£4,000 - £6,000	£ 361	Yes
2 Low energy lighting for all fixed outlets	£50	£ 102	Yes
3 Hot water cylinder thermostat	£200 - £400	£ 390	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy 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.