



3 Bedroom Detached House

Burgh Way, Walsall

Offers In Region Of £140,000



REDSTONES

A modern 3 bedroom detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. The property further comprises, reception hall, lounge, dining room, kitchen, conservatory, guest W.C, 3 bedrooms, ensuite shower room, family bathroom, front and rear gardens, off road parking and detached garage. Energy rating C.

RECEPTION HALL With stairs off to the first floor, UPVC double glazed window to the front, double glazed front door, under stairs cupboard and doors to the lounge and guest W.C.

GUEST WC With UPVC double glazed window to the side, pedestal wash hand basin, low level WC and tiled surrounds.

LOUNGE 15' 0" x 10' 10" (4.59m x 3.31m) With UPVC double glazed window, UPVC double glazed patio doors to the conservatory, door to the dining room and central heating radiator.

DINING ROOM 8' 8" x 8' 5" (2.65m x 2.58m) With UPVC double glazed window to the front, central heating radiator and entrance to the kitchen.

KITCHEN 8' 10" x 7' 7" (2.70m x 2.33m) With double glazed door to the conservatory with windows either side, matching wall base and drawer units, sink and drainer, display cabinets, appliance space, plumbing for appliance, tiled surrounds, four ring hob, oven and extractor fan.

CONSERVATORY 18' 2" x 9' 2" (5.56m x 2.80m) Being UPVC double glazed and brick built, power and lighting UPVC double glazed French doors to the rear garden.

LANDING With doors to all bedrooms and bathroom.

BEDROOM ONE 11' 8" x 8' 10" (3.58m x 2.7m) With UPVC double glazed window to the front, central heating radiator, built in wardrobe and door to the en-suite.

ENSUITE With UPVC double glazed window to the rear, pedestal wash hand basin, low level WC, tiled surrounds shower cubicle and extractor fan.

BEDROOM TWO 11' 1" x 7' 4" (3.38m x 2.25m) With UPVC double glazed window to the front central heating radiator, airing cupboard with central heating boiler and built in wardrobe.

BEDROOM THREE 9' 6" x 7' 4" (2.92m x 2.26m) With UPVC double glazed window to the rear, and central heating radiator.

BATHROOM 5' 5" x 6' 5" (1.67m x 1.98m) With UPVC double glazed window to the rear, central heating radiator, low level WC, panell ed bath, pedestal wash hand basin, tiled surrounds and extractor fan.

OUTSIDE To the rear there is paved patio and lawned garden. To the front there is lawned garden, pathway and gate to the rear.


DETACHED GARAGE 17' 0" x 8' 2" (5.20m x 2.51m) With up and over door and power and lighting.

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 

14, Burch Way
WALSALL
WS2 7RG

Dwelling type: Detached house
Date of assessment: 29 January 2012
Date of certificate: 29 January 2012
Reference number: 056-2651-4481-0022-4525
Type of assessment: RUSAP, existing dwelling
Total floor area: 68 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	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	191 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.3 tonnes per year
Lighting	£87 per year	£42 per year
Heating	£114 per year	£392 per year
Hot water	£87 per year	£82 per year

You could save up to £52 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.

 Remember to look for the Energy Saving Trust 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