Woodfield Avenue West Midlands,

## **REDSTONES** The Property Experts



# 64 Woodfield Avenue, Wolverhampton, West Midlands, WV4 4AF £169,500

Redstones introduces this three bedroom End Terrace property located minutes from both Woodside Junior and Infant school, This spacious property comes with gas central heating, double glazing and off road parking.

### Viewing strictly by appointment.

01902 504455 wolverhampton@redstones.co.uk

RECEPTION HALL 19' 1" x 3' 11" (5.84m x 1.21m) With understairs cupboard, stairs up to first floor

LOUNGE 13' 10" x 11' 7" (4.24m x 3.54m) With UPVC double glazed bay window to Front, Central Heating Radiator, gas fire, with feature surround

LOUNGE/DINER 11' 3" x 10' 7" (3.43m x 3.24m) With varnished wooden floor, UPVC double glazed window and patio door to the rear, Feature brick fire Surround, radiator.

KITCHEN 13' 11" x 9' 3" (4.26m x 2.83m) Single Stainless Steel Sink & Drainer, Matching Wall, Bbase & drawer units, Pine wood cupboard/drawer fronts, 4 ring electric free standing cooker, Space & plumbing for appliances.

WC 7' 4" x 3' 8" (2.24m x 1.12m) With UPVC frosted double glazed window to rear, tiled flooring, WC & Sink

STORAGE CUPBOARD 5' 4" x 10' 5" (1.63m x 3.19m) Additional Storage room

LANDING 14' 7" x 4' 9" (4.45m x 1.45m) Doors to Bedrooms & Bathrooms, Loft Hatch & Storage cupboard, Laminate flooring

BEDROOM ONE (FRONT) 11' 8" x 9' 7" (3.56m x 2.94m) With UPVC double glazed window to front, Central heating radiator, Varnished Floor boards.

BEDROOM TWO (MASTER) 13' 11" x 9' 4" (4.26m x 2.85m) With UPVC double glazed window to rear, Fitted wardrobes, Central heating radiator

BEDROOM THREE 10' 7" x 6' 1" (3.25m x 1.87m) With UPVC double glazed window to rear, Central heating radiator. Laminate flooring.

#### **Energy Performance Certificate**

#### 64, Woodfield Avenue, WOLVERHAMPTON, WV4 4AF

	Reference number:	8175-7026-3670-9767-5926
June 2015	Type of assessment:	RdSAP, existing dwelling
June 2015	Total floor area:	105 m <sup>2</sup>

Compare current ratings of properties to see which

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	£ 3,555 £ 1,317		
Over 3 years you could			
Estimated energy co	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 189 over 3 years	
Heating	£ 3,030 over 3 years	£ 1,914 over 3 years	You could
Hot Water	£ 228 over 3 years	£ 135 over 3 years	save £ 1,317
Totals	£ 3.555	£ 2.238	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.

	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D	60	83	The graph shows the current energy efficiency of you home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking
(39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			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		
			-		



1a Clark Road, Wolverhampton, West Midlands, WV3 9NW T: 01902 504455 F: 08458 623888 E: wolverhampton@redstones.co.uk www.redstones.co.uk