



3 Bedroom Semi-Detached House

Almond Avenue, Walsall

Offers In Region Of £139,995



**REDSTONES**

An extended three bedroom semi detached having the benefit of double glazing, gas central heating and no upward chain. The property further comprises, porch, reception hall, dining room, extended lounge, extended kitchen, guest W.C, 3 bedrooms, family bathroom, attic room (off bedroom two), front and rear gardens, 2 x detached garages and off road parking. Energy rating E.

**PORCH** With double glazed patio doors to the front and door to the reception hall.

**RECEPTION HALL** With stairs off to the first floor and doors to downstairs rooms.

**DINING ROOM** 11' 0" x 11' 8" (3.36m x 3.57m) With bay window to the front, central heating radiator and wall lights .

**EXTENDED LOUNGE** 22' 2" x 9' 0" (6.77m x 2.75m) With double glazed patio doors to the rear garden, central heating radiator, feature fire place and wall lights.

**EXTENDED BREAKFAST KITCHEN** 21' 1" x 6' 7" (6.44m x 2.02m) With UPVC double glazed windows to the side and rear, UPVC double glazed door to the garden, sink and drainer, matching wall, base and drawer units, roll top work surfaces, tiled surrounds and flooring, gas point extractor hood, 'Vaillant' combination boiler, appliance space and central heating radiator.

**GUEST WC** With window to the front, low level WC, pedestal wash hand basin, tiled surrounds, central heating radiator and extractor fan.

**ON THE FIRST FLOOR LANDING** With doors to all bedrooms and bathrooms, UPVC window to the side and central heating radiator.

**BEDROOM ONE** 12' 8" x 11' 9" (3.87m x 3.60m) With UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

**BEDROOM TWO** 10' 5" x 11' 4" (3.18m x 3.46m) With UPVC double glazed window to the front, central heating radiator and stairs off to the attic room.

**ATTIC ROOM** 12' 2" x 10' 10" (3.71m x 3.31m) With double glazed skylight, eaves storage and power and lighting.

**BEDROOM THREE** 8' 3" x 8' 0" (2.53m x 2.44m) With UPVC double glazed window to the front and central heating radiator.

**BATHROOM** 6' 6" x 8' 2" (1.99m x 2.50m) With UPVC double glazed window to the rear, central heating radiator, wash hand basin and WC in vanity unit, spa bath with shower over, tiled walls and extractor fan.

**OUTSIDE** To the rear there is paved patio, cold water tap, light point, gates to the front, 2 x detached garages and lawn garden. To the front there is off road parking..

**DOUBLE GARAGE/WORKSHOP** 19' 3" x 22' 1" (5.88m x 6.74m) With power and lighting, doors and windows to the garden and two up and over doors.

**DETACHED GARAGE** 4.91' x 2.36' (1.22m x 0.61m) With up and over door, double glazed windows to side and rear and door to rear garden.

**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**

25, Almond Avenue, Yew Tree Estate, WALSALL, WSS 4JU

Dwelling type: Semi-detached house Reference number: 2648-0098-7261-3965-2954  
 Date of assessment: 24 September 2015 Type of assessment: RdSAP: existing dwelling  
 Date of certificate: 24 September 2015 Total floor area: 112 m<sup>2</sup>

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

Estimated energy costs of dwelling for 3 years:		£ 4,566
Over 3 years you could save		£ 1,206

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 201 over 3 years	
Heating	£ 3,852 over 3 years	£ 2,816 over 3 years	
Hot Water	£ 360 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 4,566</b>	<b>£ 3,360</b>	<b>You could save £ 1,206 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

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	60
(21-38) F		
(1-20) G		

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. Cavity wall insulation	£500 - £1,000	£ 540	Yes
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 138	Yes
3. Low energy lighting for all fixed outlets	£50	£ 126	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](http://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.