



3 Bedroom Semi-Detached House

Woodfield Avenue, Wolverhampton

Offers In Region Of £174,499



REDSTONES

"HAVING NO CHAIN & MANY TRADITIONAL FEATURES THIS HIGHLY DECEPTIVE THREE BEDROOM SEMI DETACHED TRADITIONAL FAMILY HOME REQUIRES VIEWING TO FULLY APPRECIATE"

Comprising hall, lounge, dining room, 3rd reception room, kitchen, three bedrooms, bathroom, front & rear gardens with off road parking.

VESTIBULE With hardwood front door, power, lighting and door to the reception hall.

RECEPTION HALL With stairs off to the first floor, central heating radiator and doors to the lounge, dining room and kitchen.

LOUNGE 13' 11" x 11' 7" (4.24m (max) x 3.53m) With UPVC double glazed bay window to the front, central heating radiator and feature fire place with gas fire.

DINING ROOM 11' 02" x 10' 10" (3.4m x 3.3m) With UPVC double glazed window to the side, UPVC double glazed patio doors to the rear, central heating radiator and feature fire place.

KITCHEN 13' 11" x 9' 3" (4.24m x 2.82m) With UPVC double glazed window to the side, UPVC double glazed door to the garden, central heating radiator, matching wall base and drawer units, roll top work surfaces, stainless steel sink and drainer, wall mounted 'Worcester' combination boiler, electric cooker point, plumbing and appliance space, tiled floor, tiled surrounds, door to the WC and study.

STUDY 10' 5" x 5' 4" (3.18m x 1.63m) With central heating radiator, extractor fan and loft access.

GUEST W.C With UPVC double glazed window to the side, pedestal wash hand basin, low level W.C, tiled flooring, tiled surrounds and extractor fan.

LANDING With loft access, doors to bedrooms and bathroom and built in cupboard.

BEDROOM ONE 14' 1" x 9' 3" (4.29m x 2.82m) With UPVC double glazed window to the rear, central heating radiator, fitted wardrobes, over bed cupboards and dressing table.

BEDROOM TWO 11' 2" x 10' 10" (3.4m x 3.3m) With UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE 11' 3" x 9' 7" (3.43m x 2.92m) With UPVC double glazed window to the front and central heating radiator.

BATHROOM 8' 3" x 6' 1" (2.51m x 1.85m) With UPVC double glazed window to the front, central heating radiator, low level WC, pedestal wash hand basin, panelled bath with shower over, tiled surrounds and extractor fan.

OUTSIDE To the rear there is a good sized rear garden comprising paved patio, lawned garden with borders and paved pathway, shed and gate to the front. To the front there is a gravel garden with gate to the 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.

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

64, Woodfield Avenue, WOLVERHAMPTON, WV4 4AF

Dwelling type: Semi-detached house Reference number: 6175-7026-3670-9767-5926
 Date of assessment: 23 June 2015 Type of assessment: RdSAP: existing dwelling
 Date of certificate: 23 June 2015 Total floor area: 105 m²

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:		£ 3,555
Over 3 years you could save		£ 1,317

Estimated energy costs 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	£ 1,814 over 3 years	
Hot Water	£ 228 over 3 years	£ 135 over 3 years	
Totals	£ 3,555	£ 2,238	You could save £ 1,317 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

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 Flat roof insulation	£800 - £1,500	£ 153	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 970	Yes
3 Floor insulation (suspended floor)	£800 - £1,200	£ 108	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/havingenergy 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.