

3 Bedroom Semi-Detached House

Wolverhampton Street, Willenhall

£145,995

 **REDSTONES**

A good size and extended three bedroom semi detached family home filled with character and benefiting from UPVC double glazing and gas central heating. This lovely property further comprises, porch, reception hall, lounge, dining room, fitted kitchen, 3 double bedrooms family bathroom, front and rear gardens, off road parking and garage. Energy rating E.

PORCH Being UPVC and brick built and UPVC double glazed door to the reception hall.

RECEPTION HALL With central heating radiator, stairs off to the first floor and door to the lounge.

LOUNGE 16' 7" (into bay) x 12' 11" (5.07m x 3.96m) With UPVC double glazed bay window to the front, central heating radiator, feature fire place with gas fire, wall lights, understairs cupboard and door to the dining room.

DINING ROOM 13' 0" x 8' 11" (3.98m x 2.73m) With window to the rear, feature fire place with electric fire, and door to the kitchen.

KITCHEN 7' 8" x 15' 7" (2.35m x 4.77m) With two UPVC double glazed windows, central heating radiator, matching wall base and drawer units, roll top work surfaces, gas cooker point, plumbing and appliance space, tiled surrounds, extractor hood, stainless steel sink and drainer, storage cupboard with central heating boiler and door to the garden .

LANDING With doors to bedrooms and bathroom and loft access.

BEDROOM ONE 12' 1" x 12' 11" (3.70m x 3.96m) With UPVC double glazed window to the front, feature fire place and built in storage cupboard/wardrobe.

BEDROOM TWO 10' 10" x 9' 6" (3.32m x 2.91 m) With UPVC double glazed window to front and central heating radiator.

BEDROOM THREE 18' 3" x 8' 7" (5.58m x 2.62m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 6' 4" x 6' 11" (1.95m x 2.12m) With UPVC double glazed window to the rear, panelled bath, shower cubicle with 'Triton' shower, wash hand basin, low level WC and tiled walls.

OUTSIDE To the rear there is a large landscaped rear garden comprising, paved patio, green house, mature gardens with plants, shrubs, trees and lawn. To the front there is off road parking and a garden.

GARAGE 18' 10" x 8' 9" (5.76m x 2.67m) With up and over doors at the front and rear 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.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

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

Victoria, Wivelhampton Street, WILLENHALL, WS13 2PS

Dwelling type: Semi-detached house
Date of assessment: 30 September 2008
Date of certificate: 30 September 2008
Reference number: 7508-2065-6281-5218-4044
Total floor area: 109 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	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

Energy Efficiency Rating: 45 (Current), 64 (Potential)
Environmental Impact (CO₂) Rating: 53 (Current), 40 (Potential)

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	409 kWh/m ² per year	289 kWh/m ² per year
Carbon dioxide emissions	7.4 tonnes per year	5.3 tonnes per year
Lighting	£95 per year	£49 per year
Heating	£857 per year	£537 per year
Hot water	£155 per year	£117 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more



75 George Street
Walsall
WS1 1RA

T: 01922 235 350
F: 0845 226 2844

E: info@redstoneswalsall.com
www.redstoneswalsall.com