

3 Bedroom Semi-Detached House

Wallace Road, Bilston

Offers In Region Of £120,000



REDSTONES

**** SUIT LANDLORDS ONLY AS THERE IS A TENANT IN PROPERTY PAYING £550PCM**** A three bedroom semi detached family home having the benefit of UPVC double glazing and gas central heating. The property further comprises, reception hall, through lounge/diner, fitted kitchen, downstairs W.C, three bedrooms, family bathroom, front & rear gardens, off road parking and garage. Energy rating E.

SUMMARY ****SUIT LANDLORDS ONLY AS THERE IS A TENANT IN PROPERTY PAYING £550PCM**** A three bedroom semi detached family home having the benefit of UPVC double glazing and gas central heating. The property further comprises, reception hall, through lounge/diner, fitted kitchen, downstairs W.C, three bedrooms, family bathroom, front & rear gardens, off road parking and garage. Energy rating E.

RECEPTION HALL With UPVC double glazed windows, central heating radiator, access to the upstairs and front door.

LOUNGE 22' 5" x 8' 2" (6.83m x 2.49m) With UPVC double glazed windows to the front, two central heating radiators and a gas featured fire place.

KITCHEN 9' 11" x 10' 3" (3.02m x 3.12m) With UPVC double glazed windows, central heating fireplace, stainless steel sink and drainer, roll top work surfaces, tiled floor and surrounds, electric cooker, plumbing and appliance space with a 'Glow Worm' boiler, doors to the pantry, outside, garage and outside W.C.

LANDING With UPVC double glazed windows to the side and a door which gives access to the loft.

BEDROOM ONE 12' 5" x 12' 10" (3.78m x 3.91m) With UPVC double glazed windows to the front and a central heating radiator.

BEDROOM TWO 12' 3" x 9' 4" (3.73m x 2.84m) With UPVC double glazed windows to the rear and a central heating radiator.

BEDROOM THREE 8' 8" x 8' (2.64m x 2.44m) With UPVC double glazed windows the front and a central heating radiator with a built in wardrobe.

BATHROOM With UPVC double glazed windows to the rear, central heating radiator, low level W.C. pedestal wash hand basin, tiled floor and surrounds, over head electric 'Triton' shower.

GARAGE 11' 7" x 9' 0" (3.53m x 2.74m) Up and over head door, with further storage space.

FRONT With rear access to the garden and garage.

REAR With a lawn and patio leading up the garden with off-road parking.

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

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, Wallace Road
BILSTON
WV14 8BX

Dwelling type: Semi-detached house
Date of assessment: 28 February 2008
Date of certificate: 28 February 2008
Reference number: 0340-2856-8322-0228-4615
Total floor area: 79 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	
Very energy efficient - lower heating costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
A (92 to 100)			A (10 to 15)
B (81 to 91)			B (16 to 21)
C (69 to 80)			C (22 to 27)
D (55 to 68)			D (28 to 33)
E (45 to 54)	45	75	E (34 to 39)
F (39 to 44)			F (40 to 45)
G (35 to 38)			G (46 to 51)

For energy efficient - higher savings costs
EU Directive 2002/91/EC
England & Wales

For environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England & Wales

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 will 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	482 kWh/m ² per year	204 kWh/m ² per year
Carbon dioxide emissions	6.1 tonnes per year	2.7 tonnes per year
Lighting	£49 per year	£34 per year
Heating	£572 per year	£297 per year
Hot water	£132 per year	£95 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 services, 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.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 512 or visit www.recommended.org.uk



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