



3 Bedroom Mid Terraced House
Franchise Gardens, Wednesbury
Offers In Region Of £80,000

REDSTONES

A good size three bedroom middle terrace family home having the benefit of UPVC double glazing, gas central heating and no upward chain. The property further comprises, porch, reception hall, guest W.C, fitted breakfast kitchen, lounge, three bedrooms, family shower room, front and rear gardens, off road parking and separate garage. Energy rating D.

PORCH With UPVC double glazed window and door, combination boiler in storage cupboard and door to the reception hall.

RECEPTION HALL With door to the front, central heating radiator, entrance to the lounge, kitchen and door to WC.

LOUNGE 14' 10" x 13' (4.52m x 3.96m) With UPVC double glazed window, UPVC double glazed patio doors to the rear and feature fire place with gas fire.

KITCHEN 9' 11" x 8' 4" (3.02m x 2.54m) With UPVC double glazed window to the front, central heating radiator, matching wall base and drawer units, roll top work surfaces, sink and drainer, plumbing and appliance space and gas and electric cooker points.

GUEST W.C With low level W.C and storage cupboard.

LANDING With doors to all bedrooms and bathroom.

BEDROOM ONE 13' x 8' 3" (3.96m x 2.51m) With UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE 8' 6" x 6' 3" (2.59m x 1.91m) With UPVC double glazed window to the rear, central heating radiator and loft access.

BEDROOM TWO 10' x 8' 4" (3.05m x 2.54m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 5' 6" x 6' 3" (1.68m x 1.91m) With UPVC double glazed window, shower cubicle with 'Triton' shower, low level WC, pedestal wash hand basin and tiled surrounds.

OUTSIDE To the front there is off road parking, separate garage and lawn. To the rear there is paved patio, shed and gate rear access.

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.

SAP
Energy Performance Certificate

4, Franchise Gardens, WEDNESBURY, WS10 9RQ
 Dwelling type: Mid-terrace house Reference number: 0302-2829-7231-9974-6965
 Date of assessment: 31 July 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 August 2014 Total floor area: 68 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:	£ 2,550
Over 3 years you could save	£ 1,143

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,143 over 3 years </div>
Heating	£ 1,986 over 3 years	£ 1,077 over 3 years	
Hot Water	£ 321 over 3 years	£ 198 over 3 years	
Totals	£ 2,550	£ 1,407	

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

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 Increase loft insulation to 270 mm	£100 - £300	£ 243	✔
2 Cavity wall insulation	£500 - £1,500	£ 297	✔
3 Floor insulation	£800 - £1,200	£ 126	✔

See page 3 for a full list of recommendations for this property.
 If you'd like 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.