

65 Bright Street  
Wolverhampton,





# 65 Bright Street, Whitmore Reans, Wolverhampton, WV1 4AS

## £99,000

Redstones Wolverhampton are pleased to market this mid terrace property, which comprises of a mid sized lounge, a dining room, a kitchen, a utility/ pantry area to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Externally, there is a spacious rear garden. Viewing is highly recommended. EPC Rating grade is E-

**Viewing strictly by appointment.**

0845 226 2833 [info@redstones.co.uk](mailto:info@redstones.co.uk)



### Energy Performance Certificate



65, Bright Street, WOLVERHAMPTON, WV1 4AS

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 30 June 2014  
**Date of certificate:** 30 June 2014  
**Reference number:** 8464-7026-2280-8580-4976  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 67 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

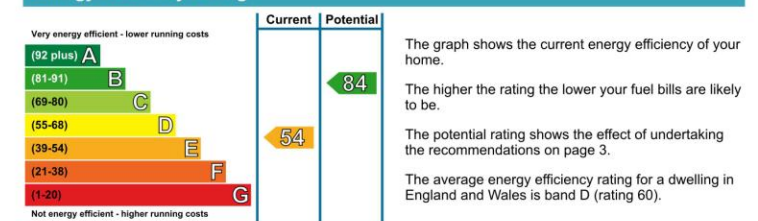
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,799</b>
<b>Over 3 years you could save</b>	<b>£ 1,053</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 126 over 3 years	
Heating	£ 2,226 over 3 years	£ 1,419 over 3 years	
Hot Water	£ 321 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,799</b>	<b>£ 1,746</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



#### 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



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**IMPORTANT NOTICE** – In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property, their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture or fittings are included in any sale. Lease details, service charges and ground rent (where applicable) have been provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.