



3 Bedroom Mid Terraced House  
Bowling Green Close, Wednesbury  
Offers In Region Of £90,000

**REDSTONES**

A recently refurbished three bedroom middle terrace family home having the benefit of UPVC double glazing, gas central heating and no upward chain. Recently redecorated and re-carpeted this lovely family home further comprises reception hall, guest W.C, lounge, fitted kitchen diner, three bedrooms, family bathroom and front and rear gardens, Awaiting energy rating.

**RECEPTION HALL** With UPVC double glazed front door, central heating radiator, stairs off to the first floor, doors to kitchen, lounge and guest W.C.

**GUEST W.C** With low level W.C, corner wash hand basin and low level W.C.

**LOUNGE** 15' 6" x 9' 5" (4.72m x 2.87m) With UPVC double glazed window to front and UPVC double glazed door to the rear garden, central heating radiator and two built in store cupboards.

**KITCHEN/DINER** With UPVC double glazed windows to front and rear 2 x central heating radiators, matching wall, base and drawer units, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, breakfast bar, plumbing and appliance space, electric cooker point, UPVC double glazed door to the rear garden.

**LANDING** With UPVC double glazed window to the side, loft access, central heating radiator, airing cupboard and doors to all bedrooms and bathroom.

**BEDROOM ONE** 8' 9" x 13' (2.67m x 3.96m) With UPVC double glazed window to the front and rear and central heating radiator.

**BEDROOM TWO** 12' 8" x 6' 10" (3.86m x 2.08m) With UPVC double glazed window to the front, central heating radiator and built in storage cupboard with combination boiler.

**BEDROOM THREE** 9' 7" x 10' 8" (2.92m x 3.25m) With UPVC double glazed window to the rear and central heating radiator.

**BATHROOM** 7' 1" x 6' 3" (2.16m x 1.91m) With UPVC double glazed window to the rear, central heating radiator, low level WC, panelled bath, tiled surrounds and pedestal wash hand basin.

**OUTSIDE** to the front there is a block paved garden surrounded by metal railings and communal parking area. To the rear there is a good sized lawned garden, enclosed paved patio area, garden shed, cold water tap and 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.

**Energy Performance Certificate**

8, Bowling Green Close, WEDNESBURY, WS10 8LH Reference number: 8715-7523-3800-3757-3996  
 Dwelling type: Mid-terrace house Type of assessment: RdSAP: existing dwelling  
 Date of assessment: 13 July 2015 Date of certificate: 13 July 2015 Total floor area: 71 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

Estimated energy costs of dwelling for 3 years:	£ 2,448
Over 3 years you could save	£ 789

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 144 over 3 years	
Heating	£ 1,764 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 426 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,448</b>	<b>£ 1,659</b>	<b>You could save £ 789 over 3 years</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**

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

Current: G6 Potential: G6

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. Cavity wall insulation	£500 - £1,000	£ 273	Yes
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 111	Yes
3. Low energy lighting for all fixed outlets	£40	£ 96	Yes

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) 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.