



Larches Lane  
Wolverhampton, West Midlands

  
**REDSTONES**  
The Property Experts







# 10 Larches Lane, Wolverhampton, West Midlands, WV3 9PX

## £156,950

A superb improved and refurbished three bedroom middle terrace family home having the benefit of UPVC double glazing and gas central heating. This well presented property further comprises, reception hall, dining room, lounge, refitted kitchen with integrated appliances, ground floor refitted bathroom with additional shower cubicle, two first floor double bedrooms with attic being bedroom three, front and rear gardens and enclosed parking to the rear. Energy rating D.

### Viewing strictly by appointment.

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

RECEPTION HALL With front door, doors to lounge, dining room and stairs off to the first floor.

DINING ROOM 10' 10" x 10' 10" (3.3m x 3.3m) With UPVC double glazed window to the front, central heating radiator and coving to ceiling,

LOUNGE 13' 4" x 12' 9" (4.06m x 3.89m) With UPVC double glazed window, feature fireplace, central heating radiator, coving to ceiling, doors to cellar and kitchen.

CELLAR 12' 10" x 10' 10" (3.91m x 3.3m) With light point.

REFITTED KITCHEN 12' 5" x 7' 6" (3.78m x 2.29m) With UPVC double glazed window, wide range of matching wall, base and drawer units, stainless steel sink and drainer unit, roll top work surfaces with tiled surrounds, intergrated oven, hob, fridge freezer and dishwasher, extractor hood and doorway to rear lobby with doors to rear garden and bathroom.

REFITTED BATHROOM 7' 8" x 7' 5" (2.34m x 2.26m) With UPVC double glazed window to the side, panelled bath, shower cubicle, low level W.C, wash hand basin, heated chrome towel rail and tiled surrounds.

ON THE FIRST FLOOR LANDING With doors to bedrooms.

BEDROOM ONE 14' 2" x 10' 1" (4.32m x 3.07m) With two UPVC double glazed windows, central heating radiator, built in wardrobe and coving to ceiling.

BEDROOM TWO 14' 3" x 11' 0" (4.34m x 3.35m) With UPVC double glazed window, central heating radiator, coving to ceiling, airing cupboard housing 'Saunier Duval' combination boiler

BEDROOM THREE (ATTIC ROOM) 11' 3" x 11' 0" (3.43m x 3.35m) With double glazed skylight.

### Energy Performance Certificate

**10, Larches Lane, WOLVERHAMPTON, WV3 9PX**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0912-2834-7211-9407-0401
<b>Date of assessment:</b> 04 September 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 04 September 2013	<b>Total floor area:</b> 102 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>£ 3,345</b>
<b>Over 3 years you could save</b>	<b>£ 1,095</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 168 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 1,095 over 3 years                 </div>
Heating	£ 2,766 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 327 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 3,345</b>	<b>£ 2,250</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		Current	Potential	Not energy efficient - higher running costs	
(92 plus) A	B	<div style="position: relative; height: 100%; border-left: 1px solid black; border-right: 1px solid black;"> <div style="position: absolute; top: 0; left: 50%; transform: translate(-50%, -50%);">56</div> <div style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, -50%);">79</div> </div>	<div style="position: relative; height: 100%; border-left: 1px solid black; border-right: 1px solid black;"> <div style="position: absolute; top: 0; left: 50%; transform: translate(-50%, -50%);">79</div> </div>	(81-91) C	D
(69-80) E	F			(1-20) G	

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



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