



Arundel Street

  
**REDSTONES**  
The Property Experts



# 36 Arundel Street, Walsall, WS1 4BY

## £149,995

Improved and upgraded four bedroom detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This spacious property further comprises reception hall, lounge dining room, extended fitted kitchen, ground floor family bathroom, three bedrooms, first floor family bathroom, Attic room (bedroom four), front and rear gardens. Energy Rating D

### Viewing strictly by appointment.

0845 226 2833 info@redstones.co.uk

**RECEPTION HALL** With laminate flooring and doors to lounge and dining room and central heating radiator.

**DINING ROOM** 10' 11" x 11' 9" (3.33m x 3.58m) With UPVC double glazed window to front, central heating radiator and coving.

**LOUNGE** 19' 4" x 14' 9" (5.89m x 4.5m) With UPVC double glazed with French doors to rear garden, 2 x central heating radiators, stairs off to the first floor, door to kitchen and laminate flooring.

**KITCHEN** 17' 2" x 6' 9" (5.23m x 2.06m) With UPVC double glazed window, central heating radiator, matching wall, base and drawer units, stainless steel sink and drainer unit, roll top work surfaces with tiled surrounds, 5 ring gas hob, oven, integrated dishwasher, wall mounted combination boiler, tiled surrounds and floor and door to bathroom.

**GROUND FLOOR BATHROOM** 8' x 5' 11" (2.44m x 1.8m) With UPVC double glazed window, heated chrome towel rail, panelled bath with electric shower over, pedestal wash hand basin, low level W.C, extractor fan and tiled surrounds.

**ON THE FIRST FLOOR LANDING** With doors to bedrooms, bathroom and stairs off to bedroom four.

**BEDROOM ONE** 11' 10" x 14' 7" (3.61m x 4.44m) With UPVC double glazed window and central heating radiator.

**BEDROOM TWO** 11' 6" x 9' 8" (3.51m x 2.95m) With UPVC double glazed window and central heating radiator.

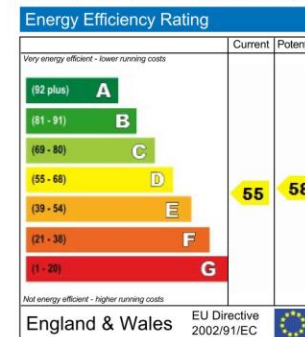
**BEDROOM THREE** 12' 4" x 8' 10" (3.76m x 2.69m) With UPVC double glazed window and central heating radiator.

### Energy Performance Certificate

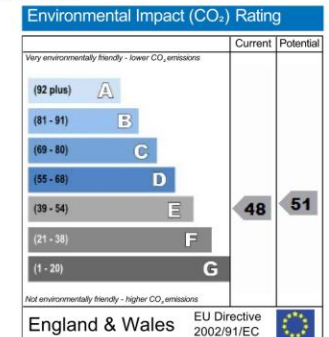
36, Arundel Street  
WALSALL  
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Dwelling type: Detached house  
Date of assessment: 28-Sep-2010  
Date of certificate: 05-Oct-2010  
Reference number: 8400-6021-6450-6388-7922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 138 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	316 kWh/m <sup>2</sup> per year	296 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.3 tonnes per year	6.9 tonnes per year
Lighting	£103 per year	£75 per year
Heating	£1119 per year	£1065 per year
Hot water	£134 per year	£127 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently



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### Head Office

75 George Street, Walsall  
West Midlands WS1 1RA

Company No: 05164020 VAT Registration No: 945 2601 28

T: 0845 226 2833  
F: 0845 226 2844

E: [admin@redstones.co.uk](mailto:admin@redstones.co.uk)  
[www.redstones.co.uk](http://www.redstones.co.uk)