



4 Bedroom Detached House

Thorncroft Way, Walsall

Offers In Region Of £239,995



REDSTONES

****OFFERS INVITED**** A very well presented 4 bedroom detached family home located in a popular residential location. This spacious accommodation further comprises of reception hall, lounge, dining room, fitted kitchen, utility room, guest W.C and conservatory. To the first floor are 4 bedrooms, family bathroom, en-suite to master bedroom. The property also benefits from no upward chain, gas central heating and double glazing and rear garden. To the front is a driveway providing off road parking and garage. Energy rating D.

SUMMARY A very well presented 4 bedroom detached family home located in a popular residential location. This spacious accommodation further comprises of reception hall, lounge, dining room, fitted kitchen, utility room, guest W.C and conservatory. To the first floor are 4 bedrooms, family bathroom, en-suite to master bedroom. The property also benefits from no upward chain, gas central heating and double glazing and rear garden. To the front is a driveway providing off road parking and garage. Energy rating D.

RECEPTION HALL 17' 4" x 3' 11" (5.3m x 1.2m) With central heating radiator, doors off, stairs off to the first floor, door to front driveway.

LOUNGE 10' 9" x 14' 9" (3.3m x 4.5m) With double glazed window to front, central heating radiator and doors to dining room.

DINING ROOM 12' 1" x 8' 10" (3.7m x 2.7m) With door to kitchen, central heating radiator and door to conservatory.

CONSERVATORY 9' 10" x 9' 5" (3.0m x 2.88m) With central heating radiator and French doors to garden.

GUEST W.C 4' 7" x 2' 11" (1.4m x 0.9m) With low level W.C, wash hand basin and central heating radiator.

FITTED KITCHEN 8' 2" x 8' 6" (2.5m x 2.6m) With double glazed window, stainless steel sink and drainer, matching wall, base and drawer units, roll top work surfaces with tiled surrounds, tiled floor, 4 ring gas hob, extractor hood, electric oven, dishwasher, central heating radiator and door to utility room.

UTILITY ROOM 8' 2" x 4' 11" (2.5m x 1.5m) With tiled floor, roll top work surface, central heating boiler, central heating radiator and door to rear garden.

ON THE FIRST FLOOR LANDING With doors off to bedrooms and bathroom.

BEDROOM 1 14' 5" x 11' 5" (4.4m x 3.5m) With window to front, built in wardrobe, central heating radiator and door to ensuite.

ENSUITE 3' 7" x 4' 11" (1.1m x 1.5m) With low level WC, wash hand basin, central heating radiator and shower cubicle.

BEDROOM 2 12' 5" x 11' 5" (3.8m x 3.5m) With window to front and central heating radiator.

BEDROOM 3 8' 6" x 8' 10" (2.6m x 2.7m) With window to rear and central heating radiator.

BEDROOM 4 7' 2" x 11' 1" (2.2m x 3.4m) With window to rear and central heating radiator.

BATHROOM 8' 2" x 6' 2" (2.5m x 1.9m) With window to the rear, tiled floor, low level W.C, wash hand basin, panelled bath and central heating radiator.

OUTSIDE To the front there is off road parking and gate to the rear. To the rear there is a lawned garden and gate to the front.

VIEWING please contact Redstones on 01922 235350 if you wish to

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

75, Thomcroft Way, WALSALL, WS5 4EF

Dwelling type: Detached house
Date of assessment: 12 February 2008
Date of certificate: 12 February 2008
Reference number: 0441-2842-6523-0598-2365
Total floor area: 110m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D (64)	A (71)	C (63)	B (70)

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	234 kWh/m ² per year	190 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	3.4 tonnes per year
Lighting	£91 per year	£51 per year
Heating	£480 per year	£420 per year
Hot water	£119 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy-efficient.