



4 Bedroom Semi-Detached House

Bescot Crescent, Walsall

Offers In Region Of £259,950



REDSTONES

A superb improved and extended four bedroom semi detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This lovely family home further comprises, porch, reception hall, guest W.C, sitting room, spacious through lounge/diner, breakfast kitchen, lean too, four bedrooms, 2 x family bathrooms, front and rear gardens, off road parking and garage. Internal viewing is highly recommended. Awaiting energy rating.

SUMMARY A superb improved and extended four bedroom semi detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This lovely family home further comprises, porch, reception hall, guest W.C, sitting room, spacious through lounge/diner, breakfast kitchen, lean too, four bedrooms, 2 x family bathrooms, front and rear gardens, off road parking and garage. Internal viewing is highly recommended. Awaiting energy rating.

PORCH Being UPVC double glazed and brick built with door to the reception hall.

RECEPTION HALL With stairs off to the first floor, central heating radiator and doors to guest WC and lounge.

GUEST W.C With window to the front, low level WC, wash hand basin with tiled surrounds.

THROUGH LOUNGE/DINING ROOM 28' 2" x 12' 1" (8.60m x 3.70m) With UPVC double glazed bay window to the front, wall lights, two central heating radiators and UPVC double glazed patio door to the garden.

SITTING ROOM 10' 10" x 6' 11" (3.31m x 2.11m) With UPVC double glazed window to the rear, wall mounted gas heater, central heating radiator and door to the kitchen.

KITCHEN 17' 9" x 7' 10" (5.43m x 2.41m) With UPVC double glazed window to the side, central heating radiator, sink and drainer unit, matching wall base and drawer units, tiled surrounds, display cabinets, roll top work surfaces, gas point, extractor hood and door to garage and the lean to.

LEAN TO 11' 3" x 8' 2" (3.43m x 2.51m) With base units, roll top work surfaces, power and lighting.

LANDING With doors to all bedrooms and bathrooms and loft access.

BEDROOM ONE 16' 0" x 12' 3" (4.89m x 3.75m) With UPVC double glazed bay window to the front, central heating radiator, fitted wardrobes and over bed cupboards.

BEDROOM TWO 12' 3" x 12' 4" (3.74m x 3.77m) With UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE 8' 0" x 12' 7" (2.44m x 3.84m) With UPVC double glazed window to the front, central heating radiator and door to the ensuite bathroom.

ENSUITE 8' 7" x 7' 0" (2.64m x 2.14m) With UPVC double glazed window to the front, central heating radiator, low level WC, shower cubicle, corner bath, tiled walls and pedestal wash hand basin.

BEDROOM FOUR 12' 0" x 7' 10" (3.66m x 2.39m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 6' 9" x 7' 8" (2.08m x 2.36m) With UPVC double glazed window to the rear, heated towel rail, low level WC, panelled bath with shower over, pedestal wash hand basin, airing cupboard with 'Ideal' central heating boiler.

OUTSIDE To the rear there is a paved patio, lawned garden and cold water tap. To the front there is off road parking, lawned garden with borders.

GARAGE 17' 3" x 8' 5" (5.28m x 2.57m) With up and over door, power and lighting and door to the kitchen.

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

53, Bescot Crescent, WALSALL, WS14 4DH

Dwelling type: Semi-detached house
Date of assessment: 03 August 2015
Date of certificate: 03 August 2015

Reference number: 8665-7028-1730-0777-7906
Type of assessment: RdSAP: existing dwelling
Total floor area: 120 m²

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:	£ 2,550
Over 3 years you could save	£ 267

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 2,001 over 3 years	£ 1,845 over 3 years	
Hot Water	£ 342 over 3 years	£ 231 over 3 years	
Totals	£ 2,550	£ 2,283	You could save £ 267 over 3 years

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

(91-100) A
(81-90) B
(71-80) C
(61-70) D
(51-60) E
(41-50) F
(31-40) G
(21-30)
(1-20) Not energy efficient - higher running costs

Current: 64
Potential: 72

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 Floor insulation (solid floor)	£4,000 - £8,000	£ 153	Yes
2 Solar water heating	£4,000 - £5,000	£ 111	Yes
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/hasenergy 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.