



4 Bedroom Semi-Detached House

Bescot Crescent, Walsall

Offers In Region Of £240,000



**REDSTONES**

A much improved four bedroom extended traditional semi detached family home having the benefit of UPVC double glazing, gas central heating and fitted intruder alarm. This good size family home further comprises, porch, reception hall, lounge, extended sitting room, spacious extended kitchen/diner, guest W.C, 4 bedrooms, family bathroom, block paved driveway, garage, rear garden with outbuilding (workshop/playroom etc). Energy rating D.

**PORCH** Being UPVC and brick built with UPVC double glazed front door, window to the side and door to the reception hall.

**RECEPTION HALL** With stairs off to the first floor, door to the lounge, dining room, kitchen and under stairs cupboard.

**LOUNGE** 16' x 12' 1" (4.88m x 3.68m) With UPVC double glazed bay window to the front, central heating radiator, wall lights and feature fire place with gas fire.

**EXTENDED SITTING ROOM** 22' 4" x 12' 1" (6.81m x 3.68m) With UPVC double glazed French doors to the rear, two central heating radiators and wall lights.

**KITCHEN/DINER** 18' 3" x 16' 2" (5.56m x 4.93m) With UPVC double glazed window and door to the garden, central heating radiator, matching wall base and drawer units, roll top work surfaces, tiled surrounds, gas point, extractor hood, display cabinets, plumbing and appliance space, extractor fan, tiled flooring and door to the garage.

**LANDING** With doors to all bedrooms and bathroom and loft access.

**BEDROOM ONE** 25' 3" x 8' 1" (7.7m x 2.46m) With UPVC double glazed windows to the front and rear and two central heating radiators.

**BEDROOM TWO** 10' 1" x 12' 1" (3.07m x 3.68m) With UPVC double glazed window to the rear, central heating radiator and two built in wardrobes.

**BEDROOM THREE** 10' 1" x 16' 3" (3.07m x 4.95m) With UPVC double glazed bay window to the front, central heating radiator and two fitted wardrobes.

**BEDROOM FOUR** 8' 5" x 7' (2.57m x 2.13m) With UPVC double glazed window to the front and central heating radiator.

**BATHROOM** 6' 11" x 5' 8" (2.11m x 1.73m) With UPVC double glazed window to the rear, panelled bath with shower from taps, low level WC, pedestal wash hand basin, tiled walls, extractor fan, 'Vaillant' combination boiler and heated towel rail.

**GARAGE** 20' 4" x 8' 3" (6.2m x 2.51m) With double doors to the front, storage cupboard, power and lighting, storage cupboard pedestal wash hand basin and door to guest WC.

**GUEST WC** With UPVC double glazed window to the front and low level WC.

**OUTSIDE** To the rear there is a low maintenance paved garden, door to outbuilding (workshop/gym/playroom), cold water tap and power and lighting. To the front there is blocked paving with off road parking for several vehicles.

**OUT BUILDING** 28' 2" x 9' (8.59m x 2.74m) With UPVC double glazed door and power and lighting.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further

**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.

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**

ST, Bescot Crescent, WALSALL, WS1 4DH

Dwelling type: Semi-detached house  
Date of assessment: 23 March 2015  
Date of certificate: 25 March 2015

Reference number: 8301-3070-5529-6227-1753  
Type of assessment: RdSAP: existing dwelling  
Total floor area: 142 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:	£ 4,875
Over 3 years you could save	£ 1,089

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 225 over 3 years	
Heating	£ 4,155 over 3 years	£ 3,222 over 3 years	
Hot Water	£ 411 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 4,875</b>	<b>£ 3,786</b>	<b>You could save £ 1,089 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

Current: D  
Potential: C

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 (suspended floor)	£800 - £1,200	£ 123	Yes
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 129	Yes
3 Low energy lighting for all fixed outlets	£30	£ 66	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.