



5 Bedroom Semi-Detached House

Lysways Street, Walsall

Offers In Region Of £180,000



REDSTONES

A good size extended, 5 bedroom semi detached family home having the benefit of UPVC double glazing and gas central heating. This spacious property further comprises, reception hall, lounge, sitting room, fitted kitchen, dining room, utility area, downstairs family bathroom, guest W.C, 5 good sized bedrooms, 1st floor W.C, rear garden and off road parking to the front. Energy rating E.

SUMMARY A good size 5 bedroom semi detached family home having the benefit of UPVC double glazing and gas central heating. This spacious property further comprises, reception hall, lounge, sitting room, fitted kitchen, dining room, utility area, downstairs family bathroom, guest W.C, 5 good sized bedrooms, 1st floor W.C, rear garden and off road parking to the front. Energy rating E.

RECEPTION HALL With central heating radiator, stairs off to the first floor, doors to lounge, dining room, sitting room, and 2 x understairs cupboards.

LOUNGE 17' 6" x 15' 0" (5.33m x 4.57m) With UPVC double glazed bay window, central heating radiator, feature fireplace with gas fire

SITTING ROOM 15' 0" x 14' 9" (4.57m x 4.5m) With UPVC double glazed window, central heating radiator and feature fireplace.

GUEST W.C 4' 3" x 4' 7" (1.3m x 1.4m) With UPVC double glazed window, low level W.C, central heating radiator and wash hand basin.

DINING ROOM 13' 1" x 11' 5" (3.99m x 3.48m) With 2 x UPVC double glazed windows, central heating radiator and entrance to the kitchen.

FITTED KITCHEN 7' 7" x 13' 7" (2.31m x 4.14m) With UPVC double glazed window, matching wall, base and drawer units, stainless steel sink and drainer unit, roll top work surfaces, gas cooker point and entrance to rear lobby/utility area.

UTILITY AREA/ REAR LOBBY 10' 6" x 3' 2" (3.2m x 0.97m) With door to rear garden, door to bathroom and plumbing and appliance space.

FAMILY BATHROOM 9' 3" x 11' 6" (2.82m x 3.51m) With UPVC double glazed window to the rear, central heating radiator, panelled bath, shower cubicle, low level W.C, pedestal wash hand basin and tiled surrounds.

ON THE FIRST FLOOR LANDING With 2 x UPVC double glazed windows, central heating radiator, doors to 5 x bedrooms and W.C.

BEDROOM ONE 15' 1" x 14' 8" (4.6m x 4.47m) With UPVC double glazed window and central heating radiator.

BEDROOM TWO 15' 0" x 14' 3" (4.57m x 4.34m) With UPVC double glazed window and central heating radiator.

BEDROOM THREE 11' 5" x 9' 5" (3.48m x 2.87m) With UPVC double glazed window and central heating radiator.

BEDROOM FOUR 13' 3" x 9' 0" (4.04m x 2.74m) With UPVC double glazed window and central heating radiator.

BEDROOM FIVE 9' 4" x 9' 6" (2.84m x 2.9m) With UPVC double glazed window and central heating radiator.

FIRST FLOOR W.C 3' 9" x 5' 4" (1.14m x 1.63m) With UPVC double glazed window, central heating radiator, low level W.C and wash hand basin.

OUTSIDE To the front there is off road parking and gate to the rear garden. To the rear there is a rear garden, cold water tap and gate to the front.

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

35, Lysways Street, WALSALL, WS1 3AG

Dwelling type: Semi-detached house
Date of assessment: 12 March 2016
Date of certificate: 13 March 2016

Reference number: 8906-9724-5329-9396-4763
Type of assessment: RdSAP: existing dwelling
Total floor area: 203 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:	£ 7,782
Over 3 years you could save	£ 4,011

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 285 over 3 years	
Heating	£ 6,960 over 3 years	£ 3,108 over 3 years	
Hot Water	£ 375 over 3 years	£ 378 over 3 years	
Totals	£ 7,782	£ 3,771	You could save £ 4,011 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

Current: E (47) Potential: B (83)

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 Increase loft insulation to 270 mm	£100 - £300	£ 360	✓
2 Cavity wall insulation	£500 - £1,500	£ 144	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 2,361	✓

See page 3 for a full list of recommendations for this property.

For more information about the recommended measures and how actions you could take today to save money, visit www.direct.gov.uk/havingenergy 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.