



Harden Road
Walsall, West Midlands



REDSTONES

The Property Experts



Harden Road, Bloxwich, Walsall, West Midlands, WS3

£525 pcm

MASSIVE TENANT INCENTIVES FOR QUICK LET

A well presented 3 bedroom semi-detached family home. The property comprises of an entrance hallway, lounge, fitted kitchen and guest cloakroom. Upstairs there are 3 good sized bedrooms and a family bathroom. The property also benefits from gas central heating, double glazing, front and rear gardens and driveway. Viewing essential. Energy rating D. Admin fees apply.

Viewing strictly by appointment.

0845 226 2833 info@redstones.co.uk



Energy Performance Certificate

203, Harden Road, WALSALL, WS3 1BT

Dwelling type: Semi-detached house	Reference number: 9201-2820-7009-9522-0735
Date of assessment: 20 October 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 October 2012	Total floor area: 72 m ²

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:	£ 1,998
Over 3 years you could save	£ 459

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 123 over 3 years	
Heating	£ 1,479 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 273 over 3 years	£ 174 over 3 years	
Totals	£ 1,998	£ 1,539	

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

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="0" style="width: 100%;"> <tr><td style="background-color: #006400; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90EE90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90EE90; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #FFFF00; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #FFD700; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #FF4500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #DC143C; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #f2f2f2;">Current</th> <th style="background-color: #f2f2f2;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #0070C0;">66</td> <td style="font-size: 2em; color: #0070C0;">85</td> </tr> </table>	Current	Potential	66	85
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Current	Potential											
66	85											

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



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SALES



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LETTINGS

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