



3 Bedroom Mid Terraced House

Bloxwich Road, Walsall

Offers In Region Of £110,000



**REDSTONES**

A fully refurbished and upgraded 3 bedroom middle terrace having the benefit of fresh decoration, new carpets, UPVC double glazing, gas central heating and no upward chain. This well presented family home further comprises lounge, dining room, re-fitted kitchen with built in oven and hob, re-fitted ground floor bathroom, three bedrooms, Refitted W.C (on first floor) and rear garden. Energy rating E..

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**LOUNGE** 12' 5" x 11' 7" (3.78m x 3.53m) With UPVC double glazed bay window to the front, central heating radiator, feature fire place, two storage cupboards, under stairs cupboard and door to the dining room.

**DINING ROOM** 12' 3" x 12' 1" (3.73m x 3.68m) With UPVC double glazed french doors to the garden, central heating radiator, feature fire place, door to stairs of to the first floor and entrance to the refitted kitchen.

**REFITTED KITCHEN** 12' x 6' 3" (3.66m x 1.91m) With two UPVC double glazed windows to the side, stainless steel sink and drainer, roll top work surfaces, four ring gas hob, electric oven, extractor hood, matching wall base and drawer units, plumbing, appliance space and door to refitted bathroom.

**REFITTED BATHROOM** 11' 8" x 5' 11" (3.56m x 1.8m) With two UPVC double glazed windows to the side, paneled bath with 'Triton' shower over, pedestal wash hand basin, low level WC, heated chrome towel rail, extractor fan, tiled surrounds and central heating boiler.

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

**BEDROOM ONE** 12' 5" x 11' 2" (3.78m x 3.4m) With UPVC double glazed window to the front and central heating radiator.

**GUEST W.C** With UPVC double glazed window, central heating radiator, low level W.C, wash hand basin and tiled surrounds.

**BEDROOM TWO** 12' 3" x 9' 7" (3.73m x 2.92m) With UPVC double glazed window to the rear, central heating radiator, feature fire place and built in storage cupboard.

**BEDROOM THREE** 11' 8" x 6' 11" (3.56m x 2.11m) With UPVC double glazed window to the rear, central heating radiator, airing cupboard and loft access.

**OUTSIDE** To the rear there is a lawned garden with borders, shed, rockery and patio to the rear, shared access to the rear and cold water tap. To the front there is a wall with railings and path to front door.

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

**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**

339, Bloxwich Road, WALSALL, WS2 7BD

Dwelling type: Mid-terrace house  
Date of assessment: 03 June 2014  
Date of certificate: 04 June 2014

Reference number: 0978-5051-7296-2444-0964  
Type of assessment: RdSAP: existing dwelling  
Total floor area: 103 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:	£ 4,248
Over 3 years you could save	£ 2,139

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 210 over 3 years	
Heating	£ 3,600 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 441 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 4,248</b>	<b>£ 2,109</b>	<b>You could save £ 2,139 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

(32 plus) A  
(21-31) B  
(15-20) C  
(9-14) D  
(4-8) E  
(1-3) F  
G

Current: 48  
Potential: 63

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 Internal or external wall insulation	£4,000 - £14,000	£ 629	Yes
2 Floor insulation	£600 - £1,200	£ 158	Yes
3 Draught proofing	£80 - £120	£ 172	Yes

See page 3 for a full list of recommendations for this property.  
Find out more about the recommended measures and how actions you could take today to save money, visit [www.direct.gov.uk/havingenergy](http://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.