



Moatbrook Lane
Wolverhampton,


REDSTONES
Property Experts



31 Moatbrook Lane, Codsall, Wolverhampton, WV8 1DS

£650 pcm

Delightful Mid terrace period three storey, three bedroom, two en-suite cottage in quiet village location. Compromising, porch, Feature Lounge and dining room with feature original fireplaces and ceiling beams, uPVC Glazing and cetrally heated, in a residents access road only, three spacious bedrooms, one en-suite bathroom and one-suite shower room, rear garden and stunning views. EPC E *administration fees apply*

Viewing strictly by appointment.

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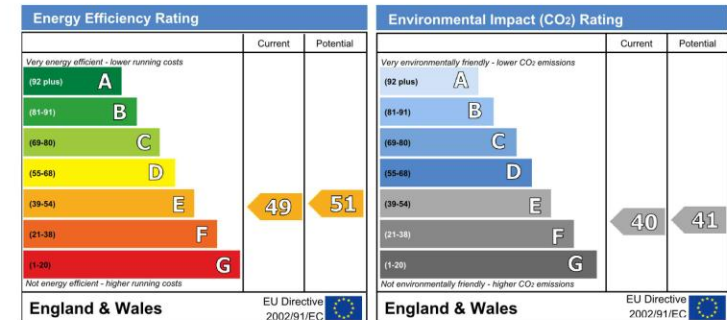
Energy Performance Certificate



31, Moatbrook Lane,
Codsall,
WOLVERHAMPTON,
WV8 1DS

Dwelling type: Mid-terrace house
Date of assessment: 10 September 2010
Date of certificate: 10 September 2010
Reference number: 8280-6721-7200-2950-6996
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	369 kWh/m ² per year	357 kWh/m ² per year
Carbon dioxide emissions	6.8 tonnes per year	6.6 tonnes per year
Lighting	£62 per year	£50 per year
Heating	£943 per year	£921 per year
Hot water	£109 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures



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