



Ansculf Road, Amblecote, BRIERLEY HILL, DY5 3FQ

£895PCM (Deposit: £1,030)

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Tax Band: C Furnished: Unfurnished

Two bed semi detached home, with garage, situated on sought after development. This neatly presented home is located on the popular Clockfields development, which is conveniently located betwixt Stourbridge and Merry Hill. The internal accommodation briefly comprising: entrance hall, sitting room, kitchen, conservatory, two good bedrooms and house bathroom. Outside is a garage to the side, driveway for off road parking and rear garden. Available immediately on an unfurnished basis.

No pets or smokers considered at this time.





Energy performance certificate (EPC)

2, Assell Road BIRCH HILL DY5 3FD	Energy rating D	Valid until 14 June 2028 Certificate number 8007-3454-6929-8397-8663
Property type	Semi-detached house	
Total floor area	69 square metres	

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/government/guidance/minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	61	69
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.