



 **3**
Bedrooms

 **1**
Bathroom



Profectus Estates proudly present this spacious three bedroom terraced investment property located on Reginald Road situated in the popular area of Smethwick, central to the high street, direct transport links and not to mention local amenities.

Property Overview

Discover a thoughtfully designed family home, perfectly positioned in a popular Smethwick neighbourhood. This terraced residence offers generous living space throughout and is ideally located for convenient access to shops, transport links, and essential amenities.

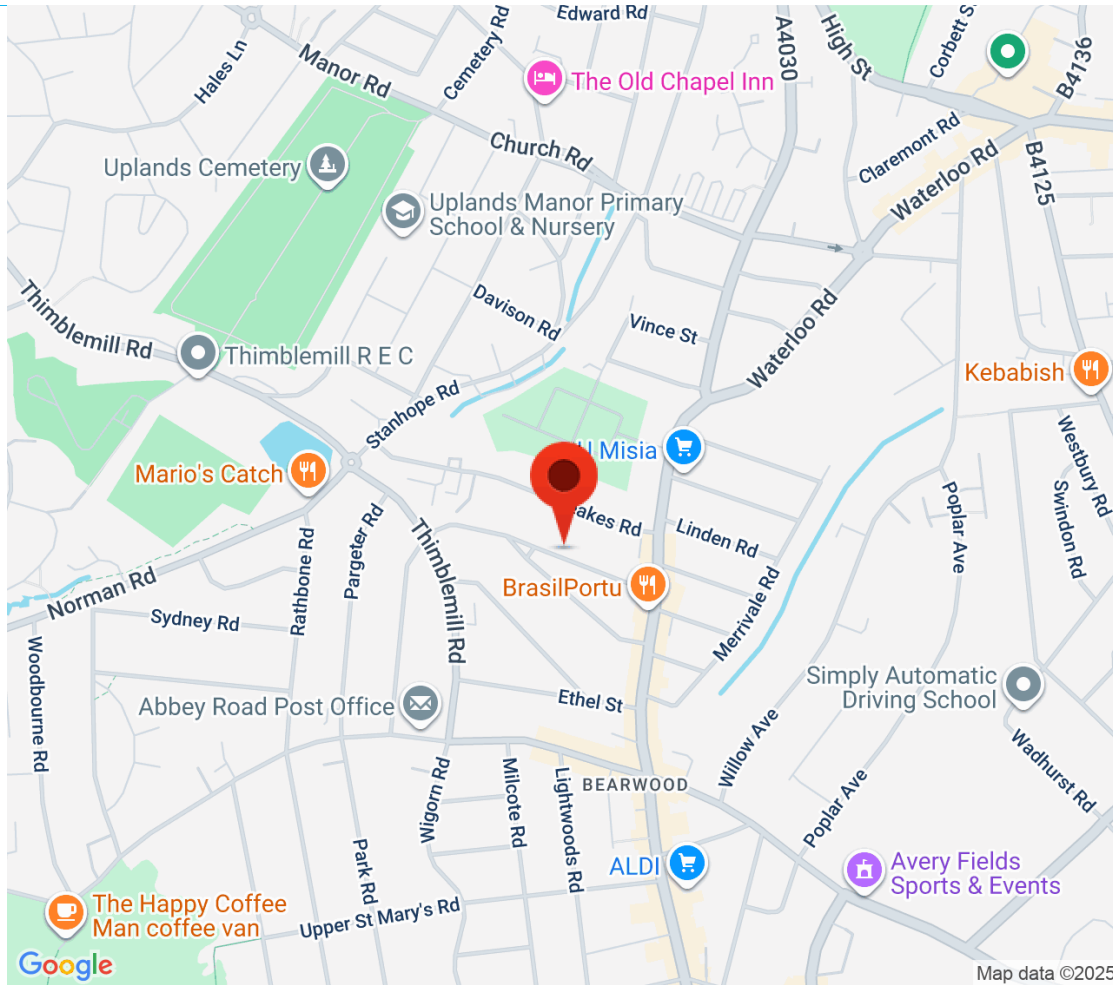
Interior Highlights

- **Ground Floor:** Enjoy a welcoming spacious reception room complemented by a separate dining area. At the rear, you'll find a fitted kitchen that opens to the garden—an ideal layout for both relaxing evenings and entertaining guests.
- **First Floor:** Two well-proportioned double bedrooms and a comfortable single bedroom share a family bathroom equipped with both bath and shower facilities.

Practical Features

- Unfurnished and ready to personalize
- Solid brick-and-block construction
- Reliable central heating (gas-fired)
- Allocated parking
- No history of flooding in the past five years

Council Tax Band: B EPC Rating: D



Energy performance certificate (EPC)

Reginald Road
SMETHWICK
B67 5AE

Energy rating

D

Valid until: **17 August 2025**

Certificate number: **0133-2888-7882-9495-5021**

Property type: Mid-terrace house

Total floor area: 87 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 329 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,116 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £373 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 14,129 kWh per year for heating
 - 2,164 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 5.0 tonnes of CO₂

This property's potential production 2.2 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£276
2. Condensing boiler	£2,200 - £3,000	£62
3. Solar water heating	£4,000 - £6,000	£35
4. Solar photovoltaic panels	£5,000 - £8,000	£258

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Neil Mackenzie
Telephone	07983286876
Email	info@icompile.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID205140
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 August 2015
Date of certificate	18 August 2015
Type of assessment	RdSAP
