

ambercourt
lettings



Modern TWO bedroom FIRST FLOOR
maisonette

Bathroom with shower

Electric heating

Fitted kitchen

Double glazing

Car parking to fore



Approach

Block paved Car parking to fore with pathway leading to front hardwood door

Reception hallway

With stairs to first floor landing and accommodation

Landing

Having double glazed window to side, electric wall mounted heater and door to:

Lounge/diner 16' 5" x 12' 3" (5.00m x 3.73m)

Having wall mounted electric heaters, double glazed window to rear, coving to ceiling and the feature to the room is wooden fire surround with marble style backing and hearth, door leading to kitchen

Kitchen 9' 9" x 7' 10" (2.97m x 2.39m)

Having an array of low level base units and draws covered by roll edge work surface incorporating stainless steel sink unit and drainer, various wall mounted cupboards, breakfast bar, tiled splash back areas, built cooker and hob, plumbing for dishwasher and washing machine, cupboard housing hot water tank, laminated flooring and double glazed window to rear.



Bedroom one 15' 5" x 9' 0" (4.70m x 2.74m)

Having an array of fitted wardrobes, bedside cabinets and draws with double glazed window to fore and wall mounted electric heater



Bedroom Two 11' 8" x 8' 0" (3.55m x 2.44m)

Having built in wardrobe, double glazed window to fore and wall mounted electric heater



Bathroom

Having White matching suite comprising Low level Flush WC, pedestal wash hand basin, panelled bath with glass shower screen and shower attachment, tiled splash back area's, water mounted electric heating, extractor fan and double glazed window to side

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

92 Redwood Road
Kings Norton
Birmingham, B30 1AD

£129,950

Energy Performance Certificate

92, Redwood Road, BIRMINGHAM, B30 1AD

Dwelling type: Top-floor flat
Date of assessment: 27 July 2015
Date of certificate: 27 July 2015

Reference number: 8704-6631-6829-7227-1353
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

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:	£ 1,812
Over 3 years you could save	£ 264

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,218 over 3 years	£ 954 over 3 years	
Hot Water	£ 438 over 3 years	£ 438 over 3 years	
Totals	£ 1,812	£ 1,548	

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

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
72	76

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 High heat retention storage heaters	£1,200 - £1,800	£ 261	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy 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.