



AARON TONKS POWERED BY **exp**™ UK

@ aaron.tonks@exp.uk.com

arontonks.exp.uk.com

07895 685 485

64 Windsor Road  
Offers Over £280,000

3 1 2



- Traditional & Extended three bedroom detached
- Please quote ref AT0132
- Immaculate condition throughout
- Stunning breakfast kitchen & Orangery
- Well regarded schools close by - perfect for families
- Very desirable part of Oldbury - close to Barnford Park
- Wonderful amount of living space
- Two reception rooms
- Close to the Wolverhampton Road - fantastic transport links





Please quote ref AT0132 A traditional bay fronted detached family home that is situated in a highly desirable part of Oldbury.

Energy performance certificate (EPC)																																			
64 WINDSOR ROAD GLDBURY BS11 9PS	Energy rating <b>D</b>	Valid until 9 February 2031																																	
		Certificate number 2628-1877-1127-1811-5862																																	
Property type	Detached house																																		
Total floor area	74 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-who-are-letting-property-current-energy-efficiency-standards/landlord-guidance">https://www.gov.uk/guidance/landlords-who-are-letting-property-current-energy-efficiency-standards/landlord-guidance</a> .																																			
<b>Energy rating and score</b>																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from <b>A (best) to G (worst) and a score</b> . The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>64</td> <td>81</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	64	81	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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