



**Coney Green Way, Wellington, Telford TF1 3QZ**

**Offers in the Region  
Of £122,950**

Pleasant 2 bed semi detached house in popular area, close to school & Princess Royal Hospital. Kitchen/dining room, lounge, bathroom. Gas central heating and double glazing. Driveway parking. Garage is used as a workshop/storage.

- Two Bedrooms
- Gas Central Heating
- Garage
- Convenient Location
- Double Glazing
- Living Room

# Coney Green Way, Wellington, Telford, Shropshire, TF1 3QZ

The Accommodation:- Entrance hall, Living Room, Kitchen/Diner, , Bedroom 1, Bedroom 2, Family Bathroom, Front & Rear Garden.

## Entrance hall

With stairs rising to first floor and door to:-

## Living Room

Double glazed front window, laminate flooring and useful understairs cupboard

## Kitchen/Diner

Attractively fitted with matching floor and wall units, work tops and inset sink top, integrated hob and oven, rear door and window overlooking the garden.

The stairs rise to the first floor landing

## Bedroom 1

Double glazed window to the front, deep recess and cupboard.

## Bedroom 2

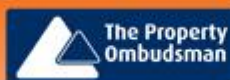
Double glazed window and attractive rear outlook.

## Family Bathroom

Fitted with panel bath and low flush WC, wash basin and double glazed window.

## Outside

Lawn front garden, driveway approach. Garage/Workshop. The garage has been partitioned to provide a workshop area. Rear garden is enclosed and lawned, with a small patio area.



\*Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale\*.

# Energy Performance Certificate

47, Coney Green Way, TELFORD, TF1 3QZ

**Dwelling type:** Semi-detached house  
**Date of assessment:** 28 November 2013  
**Date of certificate:** 28 November 2013

**Reference number:** 9317-2878-7198-9027-9245  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 58 m<sup>2</sup>

## Use this document to:

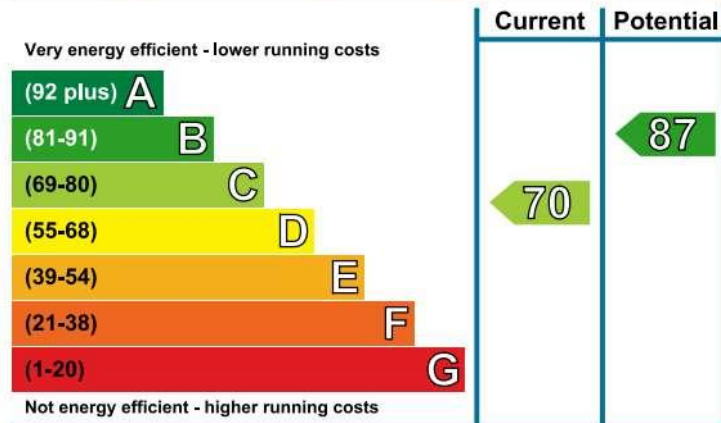
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,605</b>
<b>Over 3 years you could save</b>	<b>£ 189</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 1,185 over 3 years	£ 1,098 over 3 years	
Hot Water	£ 300 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 1,605</b>	<b>£ 1,416</b>	

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



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 Floor insulation	£800 - £1,200	£ 78	✓
2 Solar water heating	£4,000 - £6,000	£ 96	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699	✓

See page 3 for a full list of recommendations for this property.

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