



PACKINGTON
ESTATE

Property

TO LET
UNFURNISHED SEMI-DETACHED COTTAGE



FIR TREE COTTAGE
BIRMINGHAM ROAD, MERIDEN CV7 7JQ

- ★ **Period listed cottage**
- ★ **Fitted dining kitchen**
- ★ **2 bedrooms**
- ★ **Off road parking**
- ★ **£1,595 pcm**



Packington Hall
Meriden
Warwickshire CV7 7HF

T: 01676 522020
packingtonestate.co.uk

Directors
Lord Aylesford, Lord Guernsey, Lady Guernsey,
B. Gray BSc (Hons), MSC (Hons), MRICS (Agent),
N. Barlow BSc (Hons) FRICS FAAV

Packington Estate Enterprises Ltd. Registered in England No. 2377594
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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The property is conveniently located in the centre of Meriden between Old Birmingham Road and Hampton Lane. It is in close proximity to the convenience stores, library, school and doctor's surgery. The M42, M6 and M40 motorways are all within a few minutes drive. There is also a bus route passing the house.

DESCRIPTION

The property is a period listed semi detached cottage overlooking Meriden Green in the Heart of England. It is a mid Victorian property with a garden to the front and private parking on a gravel drive.

The accommodation comprises fitted kitchen, utility room, downstairs cloakroom and living room on the ground floor. Two bedrooms and bathroom are situated on the first floor. Heating is via gas central heating.

GROUND FLOOR

Dining / Kitchen

4.17m (max) x 3.18m (max) (13'8" x 10'5") (max)

The external door leads from the driveway directly into the fitted kitchen comprising wall and base units, electric oven and hob and fittings for a dishwasher. Dining area measures approx. 2.85m (max) x 2.93m (max) (9'4" x 9'7")



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Door to Utility Room **2.15m (max) x 2.35m (max) (7' x 8") (max)**
Includes fittings for a washing machine and tumble dryer.

Downstairs cloakroom Comprising wc and wash hand basin.

There are two steps from the kitchen leading to:

Lounge **3.52m (max) x 6.39m (max) (11'6" x 20'11") (max)**
With windows to the front and side elevations. There is an open fireplace, fitted carpet and two radiators.



FIRST FLOOR

Bathroom **1.47m (max) x 2.84m (max) (4'9" x 9'3") (max)**
The bathroom is fitted with a white suite comprising bath with overhead shower, wc and wash hand basin.

Bedroom 1 **3.96m (max) x 3.21m (max) (12'11" x 10'6") (max)**
With fitted carpet, radiator and window to front elevation

Bedroom 2 **3.65m (max) x 3.40m (max) (11'11" x 11'1") (max)**
There are 3 steps down from the landing leading into this bedroom which has fitted carpet, radiator and window to side elevation.





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OUTSIDE

Private off road parking on a gravel drive. There is a lawned rear garden and front garden with some mature shrubs.



GENERAL INFORMATION

Rent	£1,595 pcm payable monthly in advance. The first month's rent is payable upon commencement of the tenancy.
Holding Deposit	A holding deposit of £368 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.
Full Deposit	A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy i.e. £1,840 (including Holding Deposit)
Services	The property has gas central heating on the mains supply. Also on mains supply is water, drainage and electric.
Council Tax	Payable to Solihull Metropolitan Borough Council. Valuation Band D.
Viewing	Strictly by appointment with the Packington Estate office:- Contact: Gail Hinckes Telephone: 01676 526716 Email: property@packingtonestate.co.uk Website: www.packingtonestate.co.uk





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IMPORTANT NOTICE

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.



Energy performance certificate (EPC)

Fir Tree Cottage
Hampton Lane
Meriden
COVENTRY
CV7 7JQ

Energy rating

E

Valid until: **17 October 2031**

Certificate
number: **9628-3910-4200-6329-4200**

Property type

Semi-detached house

Total floor area

95 square metres

Rules on letting this property

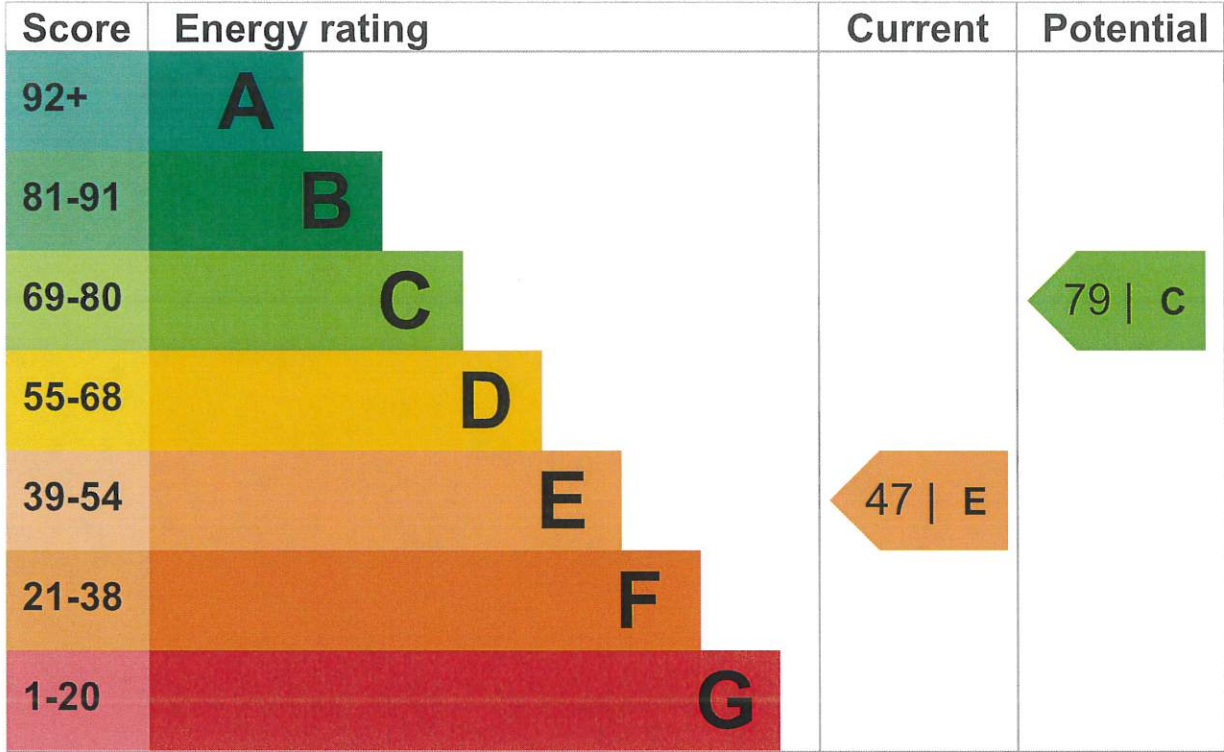
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is E. 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

Breakdown of property’s energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 385 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

5.4 tonnes of CO₂

This property's potential production

1.9 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.5 tonnes per year. This will help to protect the environment.

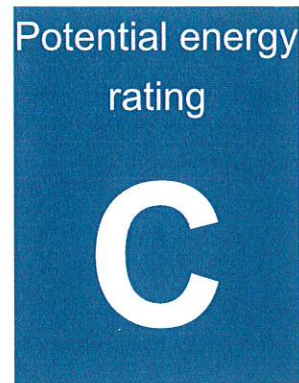
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (47) to C (79).

► [Do I need to follow these steps in order?](#)



Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£394

Potential rating after completing step 1

62 | D

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£80

Potential rating after completing steps 1 and 2

65 | D

Step 3: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£31

Potential rating after completing steps 1 to 3

66 | D

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after completing steps 1 to 4

67 | D

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£50

Potential rating after completing steps 1 to 5

69 | C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£337

Potential rating after completing steps 1 to 6

79 | C

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£1378

Potential saving if you complete every step in order

£584

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	19510 kWh per year
Water heating	2211 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1344 kWh per year
Solid wall insulation	7306 kWh per year

Saving energy in this property

[Find ways to save energy in your home.](#)

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

James Lee

Telephone

0121 308 8781

Email

james-lee1@sky.com

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/019653

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

12 October 2021

Date of certificate

18 October 2021

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[8839-6321-9250-9082-7922 \(/energy-certificate/8839-6321-9250-9082-7922\)](#)

Expired on

21 September 2021
