



Andersleigh Drive, Bilston, WV14

£147,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

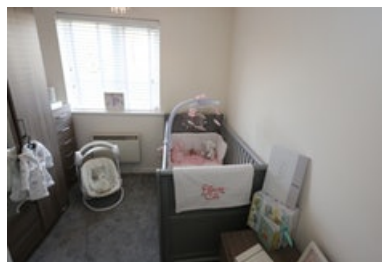
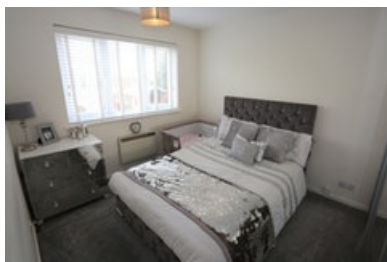
HouseSimple is pleased to present this 3 bedroom terraced house in Andersleigh Drive, Bilston. The property consists of a spacious living room, kitchen dinner providing access to rear garden. Upstairs there are three bedrooms two of which are double and the third being a good size single, and a larg

Key features:

- 3 bedrooms
- Modern family bathroom
- Driveway
- 3 parking spaces
- cul de sac location
- Double glazing
- close to schools
- Good transport links

Extra info:

- **Property Age:** 24 years
- **Council Tax:** Band B (£1134.71 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Private Driveway

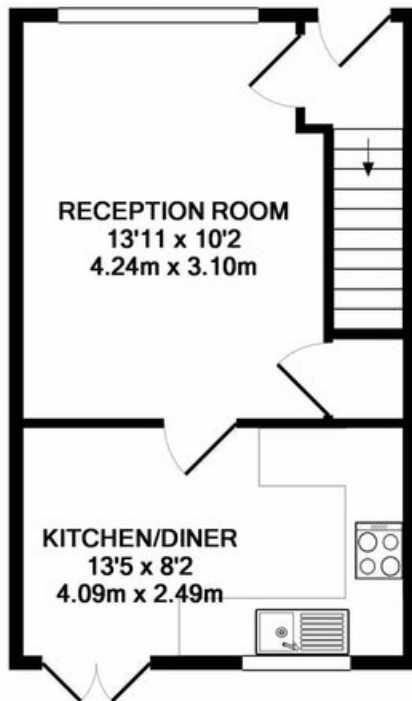


HouseSimple is pleased to present this 3 bedroom terraced house in Andersleigh Drive, Coseley, Bilston. The property consists of a spacious living room, kitchen dinner providing access to rear garden. Upstairs there are three bedrooms two of which are double and the third being a good size single, and a large modern family bathroom which has the added benefit of a shower over the bath.

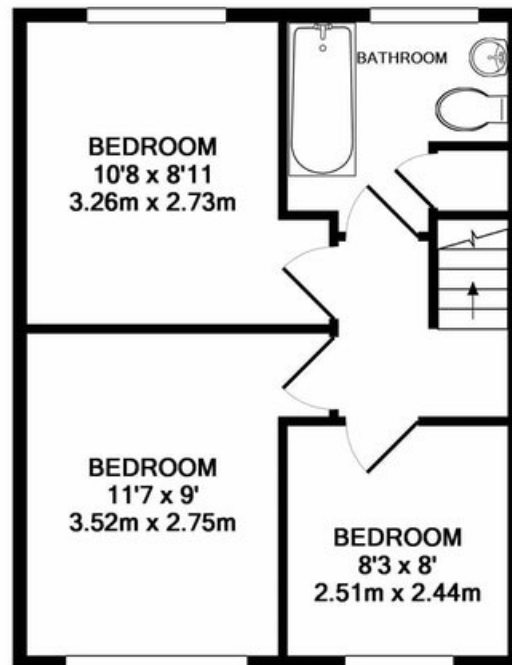
Further benefits small front garden and easy to maintain rear garden with patio area great for outdoor dining. The property has parking space for 3 vehicles.

Contact HouseSimple now to arrange a viewing or for more information.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate
 HM Government

3, Andersleigh Drive, BILSTON, WV14 9AY

Dwelling type: Mid-terrace house	Reference number: 9108-4018-7206-6041-9964
Date of assessment: 10 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 June 2019	Total floor area: 64 m ²

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:	£ 3,225
Over 3 years you could save	£ 1,851

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,851 over 3 years </div>
Heating	£ 2,025 over 3 years	£ 1,029 over 3 years	
Hot Water	£ 891 over 3 years	£ 198 over 3 years	
Totals	£ 3,225	£ 1,374	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">53</td><td style="text-align: center;">88</td></tr> </table>	Current	Potential	53	88	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
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Current	Potential												
53	88												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 180
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 78

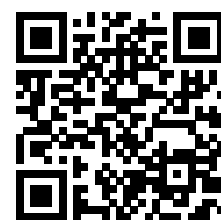
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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