



Marlene Croft, Birmingham, B37

£169,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

If you are looking for a perfect FAMILY HOME situated in a busy town then this the property for you! This is located in a great place for if you have children due to the local schools being very near, this includes Coleshill Health School and Bishop Wilson Church of England Primary School, this is w

Key features:

- FAMILY HOME
- Close to schools
- Close to Town
- Spacious bedrooms

Extra info:

- **Property Age:** 52 years
- **Council Tax:** Band B (£1172.23 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



****NO CHAIN****

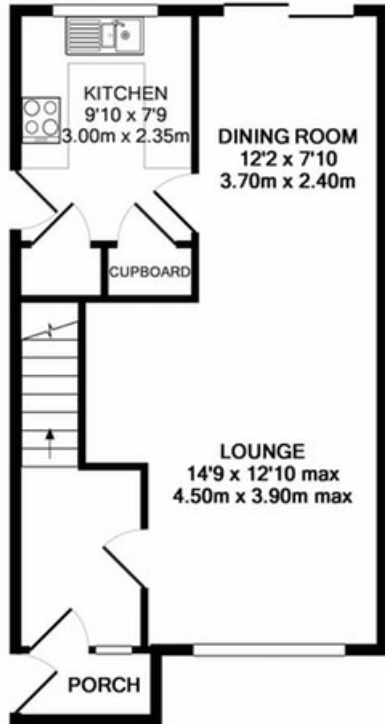
If you are looking for a perfect FAMILY HOME situated in a busy town then this the property for you! This is located in a great place for if you have children due to the local schools being very near, this includes Coleshill Health School and Bishop Wilson Church of England Primary School, this is within walking distance so there is no need to park. There is a range of local amenities around this including local supermarkets and local bars/restaurants. Just up the road approximately a 10 minute drive is the Chelmsley Wood Shopping Centre this means not getting out of the area.

This property consists of two floors, the ground floor includes a spacious lounge/dining area, a kitchen which includes storage units.

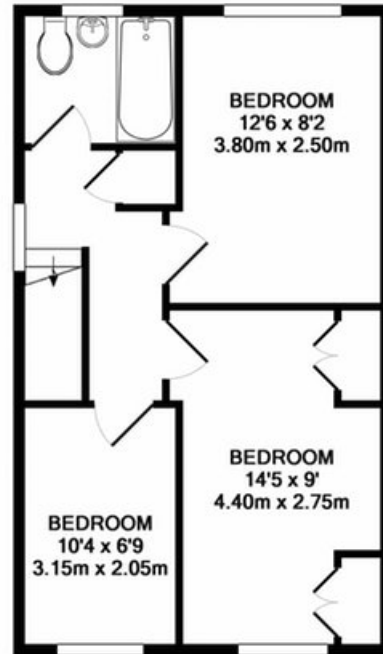
The first floor consists of three spacious bedrooms and a family bathroom with a W/C, bath and a sink.

Viewings are highly recommended so please contact HouseSimple to arrange your viewing now!

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

99, Marlene Croft, BIRMINGHAM, B37 7JL

Dwelling type: Semi-detached house	Reference number: 0138-7004-7224-2214-9994
Date of assessment: 07 April 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 April 2014	Total floor area: 77 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:	£ 2,772
Over 3 years you could save	£ 999

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 141 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 999 over 3 years </div>
Heating	£ 1,866 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 693 over 3 years	£ 291 over 3 years	
Totals	£ 2,772	£ 1,773	

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-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #0070c0; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; 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: #ff9800; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small; margin-top: 5px;">Not energy efficient - higher running costs</p> </div> <div style="width: 55%; border: 1px solid #ccc; padding: 5px; display: flex; align-items: center; justify-content: center;"> <table style="border-collapse: collapse; font-size: x-small;"> <tr> <td style="border-right: 1px solid #ccc; padding: 5px;">Current</td> <td style="padding: 5px;">Potential</td> </tr> <tr> <td style="border-right: 1px solid #ccc; text-align: center; vertical-align: middle;">58</td> <td style="text-align: center; vertical-align: middle;">84</td> </tr> </table> </div> </div>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Current	Potential	58	84	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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>
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Current	Potential											
58	84											

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 486
2 Floor Insulation	£800 - £1,200	£ 138
3 Increase hot water cylinder insulation	£15 - £30	£ 99

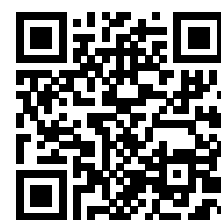
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). 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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