

## Claremont Road, Tamworth, B79

**£205,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

\*\*\* NO CHAIN \*\*\* HouseSimple is pleased to present this property in Tamworth. The property is fronted by a large double glazed porch that runs the full width of the property, a lawned area and a driveway that leads to the single garage, which has an up and over door. The L-shaped Lounge

## Key features:

- No Chain
- New Recent Boiler
- Large Garden
- Large Utility
- PV Solar

## Extra info:

- **Property Age:** 55 years
- **Council Tax:** Band B (£1334.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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The property is fronted by a large double glazed porch that runs the full width of the property, a lawned area and a driveway that leads to the single garage, which has an up and over door.

The L-shaped Lounge/Diner, has a real flame gas fire set into the chimney breast, a nest thermostat, patio doors and a window looking out to the rear garden. The lounge area is carpeted, the dining area has wood laminate flooring and connects to the kitchen via wall and base units. Meals may be passed through from the kitchen to the dining area over the counter on the connecting base units, above which are double sided wall units with integral lighting there is also a built in cupboard at the front of the lounge containing a bookcase and a solid oak built in desk.

The kitchen has a range of base units with wall units above, a built in oven & hob. There is also a wine rack, a free standing under counter fridge and a solid beech breakfast bar built into the alcove and a ceramic tiled floor.

Leading from the kitchen is a large Utility room with stainless steel sink, plenty of cupboard storage and space for washing machine and tumble dryer, to the rear of the utility is a small workshop/store room and a double glazed door leading out into the large rear garden, to the front of the utility is access to the garage.

The bathroom has a laminate tile effect floor, a wide offset bath, wireless controlled shower, with rainfall ceiling mounted shower head, solid oak counter with modern sit on sink and storage below, the recently fitted new boiler is also located in the bathroom.

Bedroom one: has a large window overlooking the rear garden, a wood laminate floor and a free standing triple wardrobe with drawers and mirrors.

Bedroom two: overlooks the front of the property has a built in cupboard with shelves and is carpeted in neutral tones.

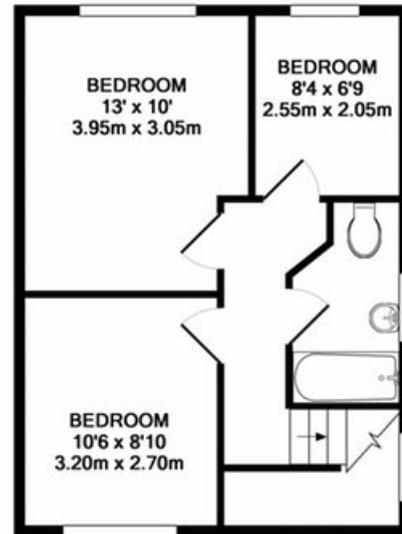
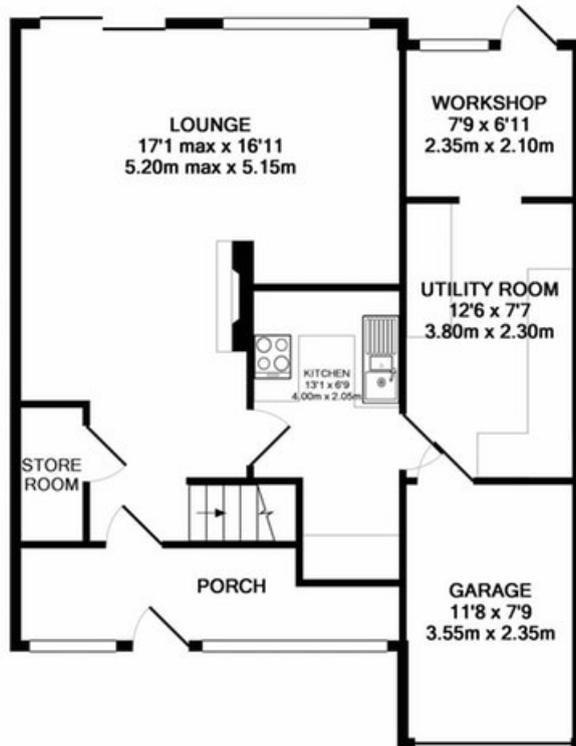
Bedroom Three: overlooks the rear garden, has painted wood panelling with wallpaper above, a wood laminate floor and a modern cellular pull down blind.

Further benefits include a large loft, with lots of potential for development (subject to the usual planning consents). Nest smoke alarms on the landing and in the dining room, these along with the nest thermostat can all be controlled from your smartphone and the property also has Energy saving solar panels

Total land area of 4014 sq/ft

Contact Housesimple today to arrange a viewing

Floor plan:



1ST FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 710 SQ.FT.  
(66.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**4, Claremont Road, TAMWORTH, B79 8EN**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8897-3892-9929-2797-1943
<b>Date of assessment:</b> 11 November 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 November 2014	<b>Total floor area:</b> 76 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>£ 3,051</b>
<b>Over 3 years you could save</b>	<b>£ 1,194</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 144 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block; background-color: #76b82a; color: white;">                     You could save £ 1,194 over 3 years                 </div>
Heating	£ 2,442 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 375 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,051</b>	<b>£ 1,857</b>	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #76b82a; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #99cc33; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f1c232; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e31a1c; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border: 1px solid black; width: 50px; height: 50px;">60</td> <td style="text-align: center; border: 1px solid black; width: 50px; height: 50px;">83</td> </tr> </table>	Current	Potential	60	83
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Current	Potential											
60	83											

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).

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.

**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	£ 552
2 Floor Insulation	£800 - £1,200	£ 165
3 Low energy lighting for all fixed outlets	£25	£ 72

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](http://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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