

## Ham Lane, Stourbridge, DY9

**£260,000**

Guide Price

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

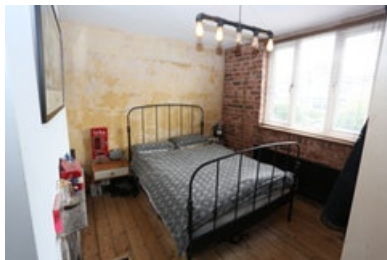
HouseSimple is pleased to present this property in Pedmore, Stourbridge. A well designed, east facing, three bedroom family home situated with easy access to local shop, pubs, railway station and town centre as well as easy access to the park, motorway and of

## Key features:

- Large garden
- close to excellent schools
- large rear decking
- log burner
- Original features
- Front garden
- Three car driveway
- WC
- Parquet solid wood flooring
- 3 good sized double bedrooms

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band C (£116.44 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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A well designed, east facing, three bedroom family home situated with easy access to local shop, pubs, railway station and town centre as well as easy access to the park, motorway and of course the excellent schools.

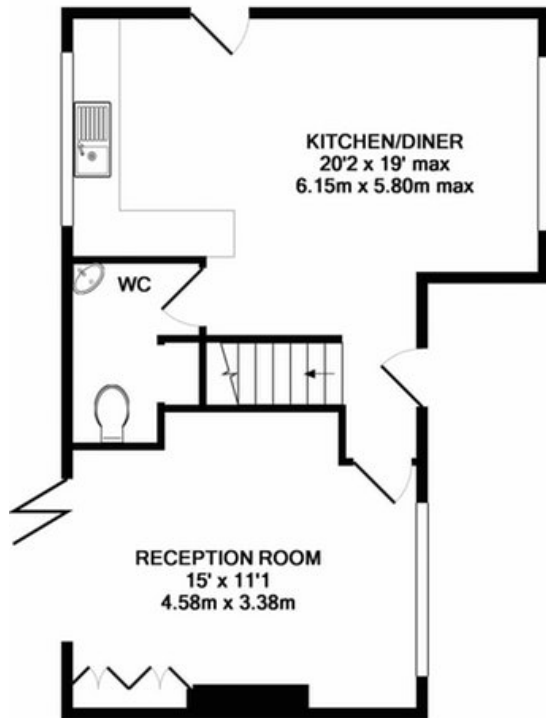
Changes and improvements have been made to this home and it feels like it's been carefully designed for a family living.

It boasts an open plan kitchen diner that flows effortlessly for family life. Adjacent is a good sized family sitting room with great features including a bi-fold door that opens up to bring the outdoor in, creating one great space, fantastic for family life and entertaining. Also on the ground floor is a guest WC.

On the first floor are three great sized and individual bedrooms with features and a well finished bathroom.

Outside the property has a garden to the front and a three car gravel driveway and path to the property entrance. At the rear there is a large wooden decking and pagola before a large size garden that is predominantly laid to lawn.

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 492 SQ.FT.  
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**144, Ham Lane, STOURBRIDGE, DY9 0UD**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9718-5075-7225-3465-1950
<b>Date of assessment:</b> 19 May 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 19 May 2015	<b>Total floor area:</b> 93 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>£ 4,989</b>
<b>Over 3 years you could save</b>	<b>£ 3,108</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 228 over 3 years	£ 174 over 3 years	
<b>Heating</b>	£ 4,206 over 3 years	£ 1,479 over 3 years	
<b>Hot Water</b>	£ 555 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,989</b>	<b>£ 1,881</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**

Very energy efficient - lower running costs

(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>

Not energy efficient - higher running costs

Current	Potential
41	86

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 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,638
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 228

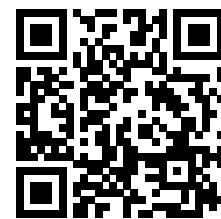
See page 3 for a full list of recommendations for this property.

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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**MISREPRESENTATION ACT, 1967.**

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