

## Regina Drive, Walsall, WS4

**£495,000**

None

**Tenure:** Freehold, **Bedrooms:** 5

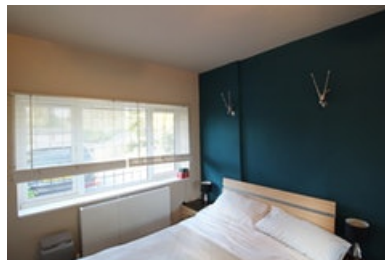
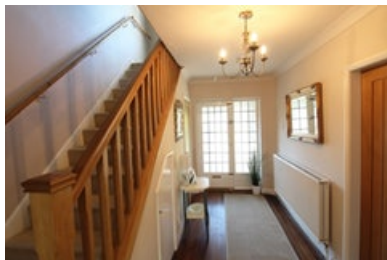
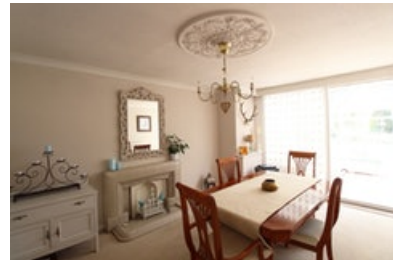
Housesimple is pleased to present this property located in Walsall. Located conveniently, This spacious property consists of a lounge complete with bay window and fireplace and this follows through to the dining area and then the conservatory, which leads to the rear garden patio area, perfect for o

### Key features:

- Close to local amenities
- Close to local schools
- Easy access to A461
- Easy access into town centre
- Good transport links
- Private driveway
- Large rear garden

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band G (£3213.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

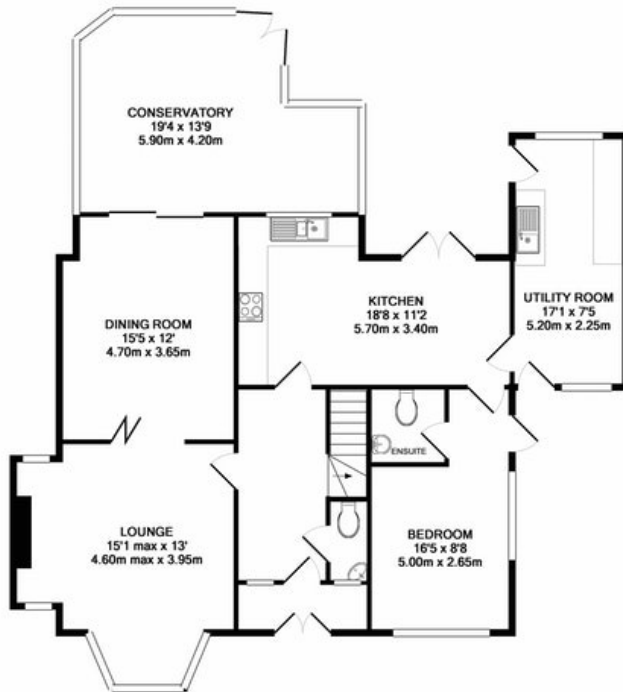


Housesimple is pleased to present this property located in Walsall. Located conveniently, This spacious property consists of a lounge complete with bay window and fireplace and this follows through to the dining area and then the conservatory, which leads to the rear garden patio area, perfect for outdoor dining in those summer months. The kitchen is sizeable and also leads to the rear garden in addition to the utility room. There is a downstairs bedroom which has an en-suite and could alternatively be used as a office/study for any working professional.

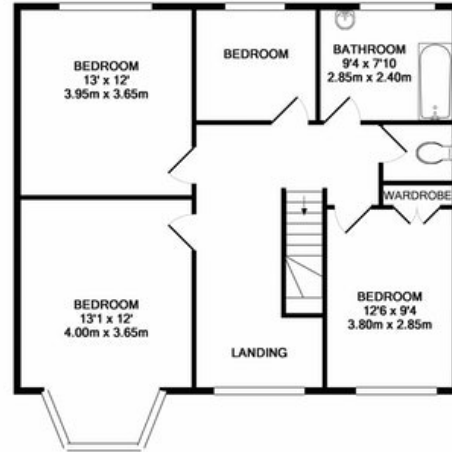
Head upstairs and there are three double bedrooms and a single smaller bedroom but still offers plenty of room. One of these rooms comes complete with a fitted wardrobe and another with a bay window. There is a family-sized bathroom which has been decorated tastefully and a further WC on each floor. This property has been completed decorated in a traditional style and perfect for any families looking for their next step on the property ladder.

Do not miss out on this fantastic opportunity, please contact Housesimple now to arrange a viewing!

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 1244 SQ.FT.  
(115.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 800 SQ.FT.  
(74.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2044 SQ.FT. (189.9 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**5, Regina Drive, WALSALL, WS4 2HB**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 2688-8000-7255-5991-4930
<b>Date of assessment:</b> 28 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 May 2019	<b>Total floor area:</b> 178 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>£ 3,852</b>
<b>Over 3 years you could save</b>	<b>£ 300</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;">                     You could save £ 300 over 3 years                 </div>
Heating	£ 3,219 over 3 years	£ 2,919 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 3,852</b>	<b>£ 3,552</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

Not energy efficient - higher running costs

Current	Potential
69	77

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).

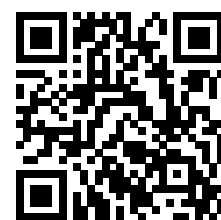
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 300
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 891

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.

### MISREPRESENTATION ACT, 1967.

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