



 3  
Bedrooms

 1  
Bathroom



**\*\*\* 3 BEDROOM SEMI-DETACHED HOME PERFECTLY SUITED AS A FAMILY HOME OR AS AN INVESTMENT PROPERTY \*\*\*** This 3 bedroom semi-detached comprises an Entrance Hall, Front Reception Room, Rear reception Room, Kitchen, Ground floor WC, first floor Bathroom, 3 Bedrooms, and Yard. The property is partially double glazed with central heating.

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**APPROACH:** Driveway to the entrance.

**ENTRANCE HALL:** Staircase to the first floor. WC and wash basin under staircase

**FRONT RECEPTION ROOM:** 11'2" x 13'5" (3.4m x 4.11m) into bay window having bay window to front aspect, central heating radiator, ceiling light point.

**REAR RECEPTION ROOM:** 10' X 13'8" (3m x 4.2m) patio to rear aspect, central heating radiator, ceiling light point.

**KITCHEN:** 10'5" x 7'2" (3.2m x 2.1m) Well-appointed kitchen with floor-standing and wall-mounted cabinets, counter worktops. The flooring is tiled, the walls are tiled above the countertops. 4 Ring gas hob above, the electric fan oven with a chimney hood. Also, a Window overlooking the rear of the property.

**REAR PATIO AREA:** Slabbing with enclosed with wooden fencing

**FIRST FLOOR**

**BEDROOM One:** 7'5" x 6'8" (2.2m x 2m) carpet, central heating radiator, electric socket points, window overlooking front aspect.

**BEDROOM Two:** 10' x 11'3" (3m x 3.44m), central heating radiator, electric socket points, window overlooking front aspect.

BEDROON Three: 10'8" x 13'5" (3.29m x 4.11m) central heating radiator, electric socket points, window overlooking rear aspect.

FIRST FLOOR BATHROOM: 7'4" x 6'6" (2.2m x 2m) frosted glass window overlooking the rear of the property, panelled bath and washbasin.

For further information and viewings contact Pam Estates Ltd.

Please Note:

Misrepresentation Act 1967: Pam Estates Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy.



# Energy performance certificate (EPC)

57, Astley Road  
BIRMINGHAM  
B21 8DL

Energy rating

**D**

Valid until: **9 December 2029**

Certificate number: **9808-9980-6272-4661-7940**

Property type

Semi-detached house

Total floor area

84 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 248 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.7 tonnes of CO<sub>2</sub>

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This property's potential production 1.2 tonnes of CO<sub>2</sub>

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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (87).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£212
2. Floor insulation (suspended floor)	£800 - £1,200	£43
3. Solar water heating	£4,000 - £6,000	£28
4. Solar photovoltaic panels	£3,500 - £5,500	£301

### Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

Estimated yearly energy cost for this property

£803

Potential saving

£283

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

Space heating 11955 kWh per year

Water heating 1983 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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<b>Solid wall insulation</b>	4832 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.



## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Jonathan Daly
Telephone	07985 696182
Email	<a href="mailto:energysurvey@hotmail.co.uk">energysurvey@hotmail.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/002297
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	10 December 2019
Date of certificate	10 December 2019
Type of assessment	<a href="#">RdSAP</a>

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