



35 Farcroft Rd , Handsworth, Birmingham, west midlands, B21 8PT

Asking Price £249,950

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Bedrooms



Bathrooms



Receptions

*** 3 BEDROOM SEMI DETACHED HOME PERFECTLY SUITED AS A FAMILY HOME OR AS AN INVESTMENT PROPERTY *** This 3 bedroom, semi detached house comprises an Front Garden, Entrance Hall, Front reception room, Ground Floor Wet room, Open plan Kitchen, Rear reception room, First Floor Bathroom, 3 Bedrooms, and a Rear Garden.**APPROACH:** Slabbed path with lawn to the right.

GROUND FLOOR

ENTRANCE HALL: Open entering the property the entrance hall has a lino flooring

LOUNGE: UPVC window with front aspect, central heating radiator, ceiling light point.

KITCHEN: Having floor-standing and wall-mounted units, counter worktops. 4 Ring gas cooker. Also, a Window overlooking the rear of the property.

GARDEN: Enclosed with wooden Fence. With rear access and shed at rear of garden.**FIRST FLOOR**

BEDROOM One: Carpet, central heating radiator, electric socket points, window overlooking front aspect.**BEDROOM Two:** Central heating radiator, electric socket points, window overlooking front aspect.**BATHROOM:** Having a bath, low level W.C and handbasin. With partial tiling on the bath and handbasin with laminated flooring.

BEDROOM Three: Central heating radiator, electric socket points, window overlooking rear aspect.

Dimensions:

Living room 14'47" x 13'78" (into the bay) (4.41m x 4.20m)

Rear living room 12'61" x 13'87" (3.84m x 4.22m)

Storage room 9'94" x 7'76" (3m x 2.3m)

Bathroom 7'55" x 9'15" (2.30 x 2.78m)

Open Plan Kitchen 7'62" x 8'87" (2.32m x 2.7m)

First Floor

Bed front 11'82" x 10'39" (3.6m x 3.16m)

Box room front 6'36" x 11'54" (1.9m x 3.51m)

Rear bed 13'81" x 9'31" (4.2m x 2.8m)

Bathroom 7'28" x 6'50" (2.21m x 1.98m)

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Pam Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Pam Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Property Specification

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Agent's Note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 28th May 2020

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Viewer's Note:

Floor Plan



Energy performance certificate (EPC)

35, Farcroft Road BIRMINGHAM B21 8PT	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 17 February 2030 <hr/> Certificate number: 9508-8093-6262-4470-9200
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Property type	Semi-detached house
Total floor area	106 square metres

Rules on letting this property

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

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+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 5.9 tonnes of CO₂

This property's potential production 2.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.9 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (56) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£220
2. Floor insulation (suspended floor)	£800 - £1,200	£50
3. Floor insulation (solid floor)	£4,000 - £6,000	£42
4. Low energy lighting	£25	£35
5. Heating controls (room thermostat and TRVs)	£350 - £450	£110
6. Condensing boiler	£2,200 - £3,000	£67
7. Solar water heating	£4,000 - £6,000	£32
8. Solar photovoltaic panels	£3,500 - £5,500	£301

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[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	£1225
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Potential saving	£557
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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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	16429 kWh per year
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Water heating	2258 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	441 kWh per year
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Solid wall insulation	4223 kWh per year
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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	Asif Hamid
Telephone	01212137763
Email	asifhamid@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID203972
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	10 February 2020
Date of certificate	18 February 2020
Type of assessment	RdSAP
