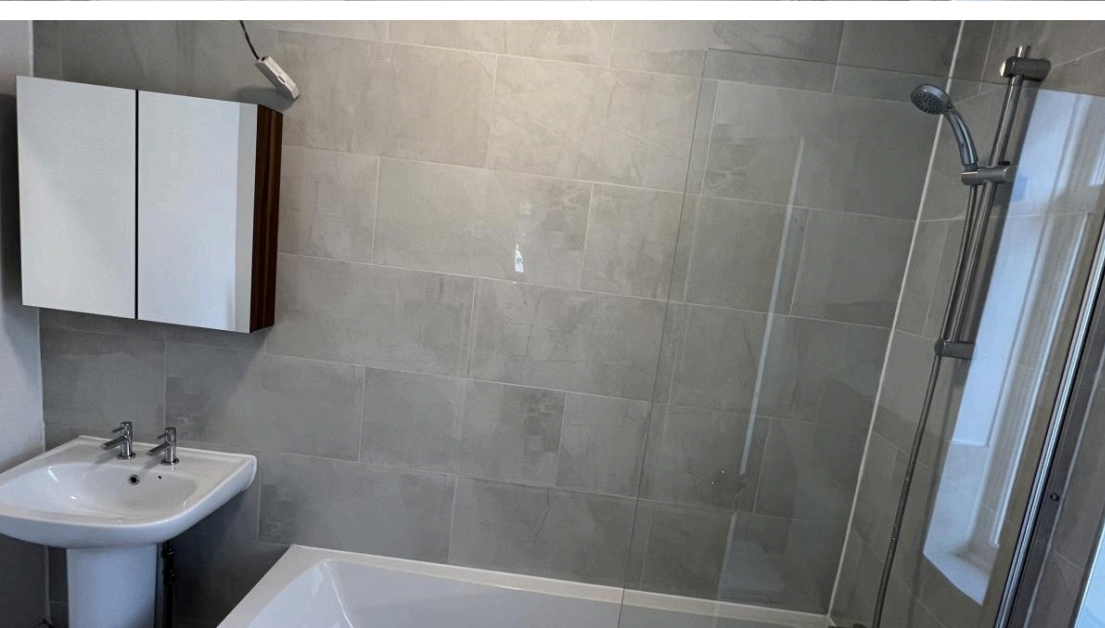
 **3**
Bedrooms

 **2**
Bathrooms



*****AVAILABLE NOW*****

This beautifully refurbished 3-bedroom semi-detached house is now available for rent, offering you a fantastic opportunity to live in comfort and style. Situated in a sought-after location, right next to a highly regarded Good Ofsted-rated secondary school, this house is perfect for families looking to settle down.

This house boasts three good sized bedrooms, for a growing family or individuals seeking room for a home office or hobby space.

It has a private drive and garage so you can enjoy the convenience of your own private driveway and garage, ensuring parking is never an issue. The property features a large back garden, accessible through side access, providing the perfect space for outdoor activities, gardening, or simply relaxing in the fresh air.

The property is newly refurbished, so you can be the first to enjoy the extensive refurbishment carried out on this house! With a new central heating system, plumbing, wiring, roof, windows, and doors, you'll experience the luxury of a brand new home. The new bathrooms that have been thoughtfully designed with modern fixtures and fittings, offering comfort and style. Enjoy the family kitchen, equipped with new appliances, sleek countertops, with ample storage space.

Additionally, local amenities, shops, and transport links are within easy reach, making daily life convenient and enjoyable.

* Council Tax banding B

* EPC Rating - tbc

* Unfurnished

* £1,200PCM £1384 Deposit

* Available now



Energy performance certificate (EPC)

97 Church Lane
COVENTRY
CV2 4AL

Energy rating

D

Valid until: **19 June 2033**

Certificate number: **0350-2626-3260-2797-0715**

Property type

Semi-detached house

Total floor area

91 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
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 all fixed outlets	Very good
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 234 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,879 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £482 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 12,223 kWh per year for heating
- 2,195 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 592 kWh per year from loft insulation
- 3,285 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

This property produces 3.8 tonnes of CO₂

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

This property's potential production 1.8 tonnes of CO₂

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£349
2. Floor insulation (suspended floor)	£800 - £1,200	£52
3. Solar water heating	£4,000 - £6,000	£81
4. Solar photovoltaic panels	£3,500 - £5,500	£655

Help paying for energy improvements

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Louis Darlison
Telephone	024 76 444 111
Email	info@midlandepc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024612
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 June 2023
Date of certificate	20 June 2023
Type of assessment	RdSAP