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Handsworth , B21

ASKING PRICE £190,000





*****INVESTMENT AND FIRST TIME BUY OPPORTUNITY*** 3 bedroom mid-terrace. Comprises of Front Lounge, Rear reception room, Kitchen, 3 bedroom's and a ground floor shower room with Wash basin and toilet. The property requires attention. Viewing by appointment only.**

Ground Floor

Approach: The accommodation comprises of having a gate with slabbed approach to front entrance door. Having Gas and electric meters to the side.











PAM ESTATES LTD

Energy performance certificate (EPC)

22, Woodland Road Handsworth BIRMINGHAM B21 0ER	Energy rating D	Valid until: 25 August 2024 <hr/> Certificate number: 0938-3042-6297-7204-1954
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Property type Mid-terrace house

Total floor area 88 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		87 B
69-80	C		
55-68	D	55 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)	Very poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
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 286 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,091 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 £532 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 14,841 kWh per year for heating
- 2,175 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,385 kWh per year from loft insulation
- 5,196 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 4.8 tonnes of CO₂

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

This property's potential production 1.2 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. Increase loft insulation to 270 mm	£100 - £350	£70.99
2. Internal or external wall insulation	£4,000 - £14,000	£266.08
3. Floor insulation	£800 - £1,200	£43.69
4. Draught proofing	£80 - £120	£14.44
5. Low energy lighting	£15	£16.02
6. Condensing boiler	£2,200 - £3,000	£93.75
7. Solar water heating	£4,000 - £6,000	£27.33
8. Solar photovoltaic panels	£9,000 - £14,000	£252.66

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	Jimmy Ndiokubwayo
Telephone	01217020739
Email	jimmysin76_67@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO012581
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	7 March 2014
Date of certificate	26 August 2014
Type of assessment	RdSAP
