



Asking Price £185,000

TENURE : FREEHOLD

Birmingham, B18

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Pam Estates
187 Rookery Road, Birmingham, B21 9QZ
info@pamestates.co.uk | 0121 554 9990
Website: <http://pamestates.co.uk>



We proudly present this enchanting 2-bedroom semi-detached house, featuring a stunning conservatory that has modern amenities. Offering a unique opportunity for comfortable living, this property is meticulously designed to cater to both convenience and aesthetics, making it a haven for those seeking a harmonious lifestyle.

Location:

This property benefits from excellent connectivity to schools, parks, shopping centres, hospitals and transportation hubs.

Key Features and dimensions:

Ground Floor

1. Living room: 14'65" x 13'25" (4.46m x 4m)

As you step into this residence, you'll be greeted by a thoughtfully laid-out floor plan that optimizes space and flow. The airy living room bathes in natural light, creating a warm and inviting ambiance for relaxation and entertainment.

2. Kitchen: 8'25" x 13'21" (2.5m x 4m)

The well-appointed kitchen boasts a blend of modern functionality and timeless design. Ample cabinetry, and a generous countertop workspace make cooking an absolute pleasure. Whether you're a seasoned chef or an occasional cook, this kitchen is sure to inspire culinary creativity.

3. Captivating Conservatory: 11'8" x 6'71" (3.5m x 2m)

One of the standout features of this property is the enchanting conservatory that extends the living space. Bathed in sunlight, it serves as a versatile area for relaxation, indoor gardening, or even a home office setup. Regardless of the purpose you choose, the conservatory brings the beauty of the outdoors inside, allowing you to savour every season.

First Floor

4. Front Bedroom: 11'79" x 13'32" (3.5m x 4m)

The master bedroom offer comfortable retreat, perfect for restful nights and rejuvenating mornings. Natural light flows through the windows, enhancing the serene atmosphere. Ample closet space ensures storage is never a concern. Having ceiling light and wall plugs.

5. Rear Bedroom: 6'93" x 11'38" (4m x 3.4m)

Step into a cozy haven that offers a tranquil escape from the bustling city life. The room's thoughtful design, coupled with soft and inviting colours, creates a soothing ambiance that's perfect for relaxation and restful sleep. Having ceiling light and wall plugs.

6. Bathroom: 6'42" x 5'96" (1.9m x 1.8m)

This bathroom has been ingeniously designed to make the most of available space. The layout has been optimized for efficiency without compromising on comfort.

Asking Price: £185,000

TENURE: We are advised by the vendor, freehold of the property is available. Pam Estates Ltd has not checked and does not accept responsibility for the freehold within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Please Note:

Rates and Rateable Value: Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential reliefs available, with Birmingham City Council.

Services: (Not Checked or Tested) We are advised that the mains water, electricity and drainage are connected and available. However interested parties are advised to check the position with their advisors or contractors.

Legal Costs: Each party will be responsible for their own legal costs incurred.

Planning: Interested parties are advised to make their own enquiries with the local planning in respect of their own proposed use of the property.

For further information and viewings contact sole agents Pam Estates Ltd.

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.

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Energy performance certificate (EPC)

153, Heath Street BIRMINGHAM B18 4DA	Energy rating D	Valid until: 29 June 2030 <hr/> Certificate number: 8170-6626-7330-1545-8226
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Property type Semi-detached house

Total floor area 58 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		88 B
69-80	C		
55-68	D	62 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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
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 all fixed outlets	Very 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 307 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£718 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 £244 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 8,975 kWh per year for heating
 - 1,833 kWh per year for hot water
-

Impact on the environment

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

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

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.2 tonnes of CO₂

This property's potential production 0.9 tonnes of CO₂

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

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. Cavity wall insulation	£500 - £1,500	£88
2. Party wall insulation	£300 - £600	£27
3. Floor insulation (solid floor)	£4,000 - £6,000	£35
4. Heating controls (room thermostat and TRVs)	£350 - £450	£64
5. Solar water heating	£4,000 - £6,000	£29
6. Solar photovoltaic panels	£3,500 - £5,500	£330

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.

More ways to save energy

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

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	Mark Humphreys
Telephone	01384471675
Email	epc@legalbricks.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	Stroma Certification Ltd
Assessor's ID	STRO023089
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	25 June 2020
Date of certificate	30 June 2020
Type of assessment	RdSAP
