



Lane Green Road  
Wolverhampton, South Staffs



**REDSTONES**

The Property Experts



# 73 Lane Green Road, Codsall, Wolverhampton, South Staffs, WV8 1LS

## £595 pcm

Redstones Wolverhampton are delighted to offer this stunning 2 Bedroom spacious detached bungalow available for short term or a desirable long term let. Offered to an exacting standard, set well back from the road and close to all amenities including catchment of Birches First 'outstanding school' in Codsall and all other services and shops in Bilbrook and Codsall. The property provides spacious well planned accommodation with 'wet room', modern fitted kitchen and conservatory. Suited for families or the retired whom may have some form of physical impairment with its easy to use washroom facilities. A detached garage/workshop, two tier rear spacious garden and parking for at least six cars makes this a wonderful opportunity for long term let. EPC rating D. application/referencing fees apply.

**Viewing strictly by appointment.**

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### Energy Performance Certificate

**73, Lane Green Road, Codsall, WOLVERHAMPTON, WV8 1LS**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 8517-7421-1210-4354-1902
<b>Date of assessment:</b> 04 September 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 04 September 2013	<b>Total floor area:</b> 67 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,553</b>
<b>Over 3 years you could save</b>	<b>£ 855</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 123 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 855 over 3 years                 </div>
Heating	£ 2,031 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 309 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,553</b>	<b>£ 1,698</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	<b>Current</b>	<b>Potential</b>	The graph shows the current energy efficiency of your home.  The higher the rating the lower your fuel bills are likely to be.  The potential rating shows the effect of undertaking the recommendations on page 3.  The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(92 plus) <b>A</b>		83	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	56		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs			<b>G</b>

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal



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LETTINGS

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