Empire Estates

£1,195 pcm

32 Botany Road, WS5

5 Bedrooms

2 Bathrooms

46a Bradford St, Walsall, West Midlands, WS1 3QA |
info@eeteam.co.uk

01922908786

Empire Estates

£1,195 pcm

32 Botany Road, WS5

Empire Estate are delighted to bring to the rental market this amazing beautiful 5 bedroom Semi-detached family home.

The property is situated in a very popular area of Delves. Walking distance for all amenities.

46a Bradford St, Walsall, West Midlands, WS1 3QA |
info@eeteam.co.uk

01922908786

Empire Estate are delighted to bring to the rental market this amazing beautiful 5 bedroom Semi-detached family home.

The property is situated in a very popular area of Delves. Walking distance for all amenities.

Key Features:

- Links to West Bromwich, Birmingham and Wednesbury.
- Five bedrooms
- Two family size bathroom
- Large rooms
- Two large reception rooms
- Dining room
- Family size large kitchen
- Large drive for off road parking
- Rear Garden
- Gas central heating
- Double glazing

This five bedroom semi-detached property offering ideal family accommodation.
The property is situated close to desired schools, local shops and offers easy access to motorway links, bus links and Walsall Town Centre.

Empire Estates

£1,195 pcm

32 Botany Road, WS5

Energy performance certificate (EPC)

32, Botany Road WALSALL WS5 4NE	Energy rating **C**	Valid until:	**12 July 2023**
		Certificate number:	**0411-2817-7239-9297-3595**

Property type

Semi-detached house

Total floor area

131 square metres

Rules on letting this property

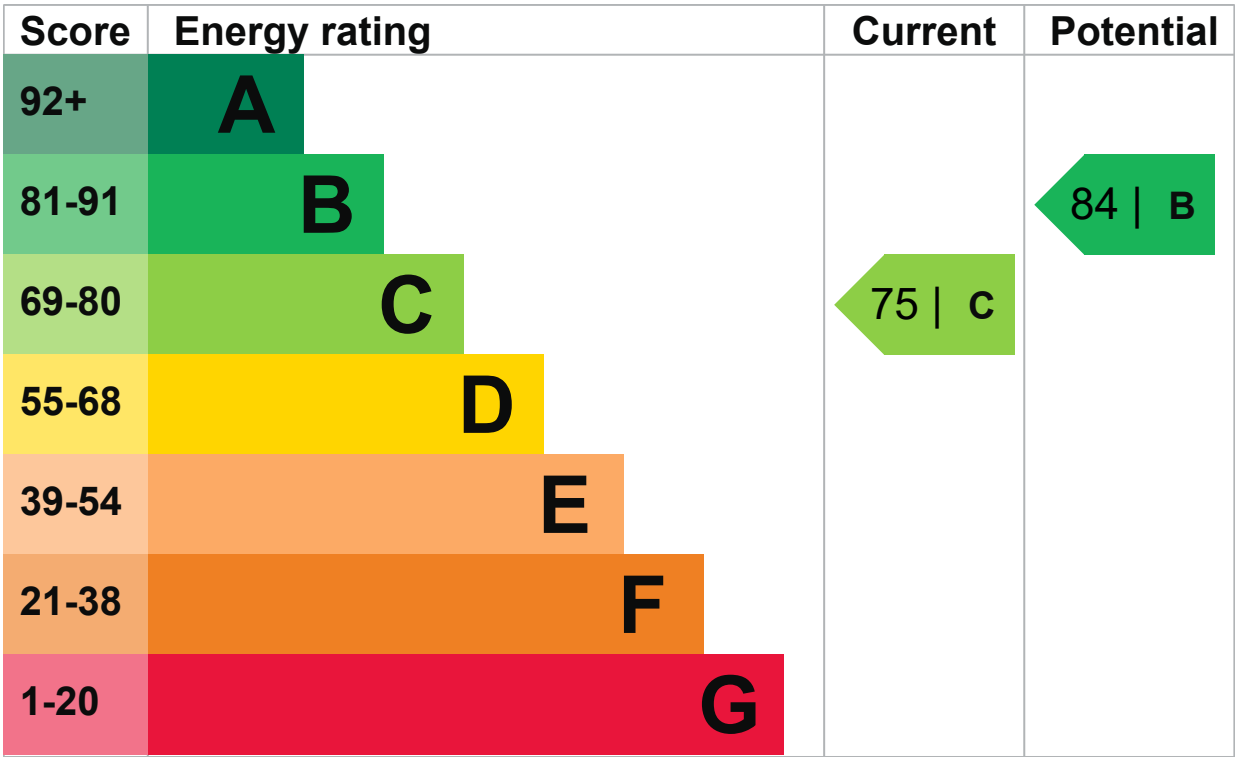
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good

Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 131 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Dwelling has access issues for cavity wall insulation

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

3.3 tonnes of CO2

This property's potential production

2.2 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.1 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (75) to B (84).

Potential energy rating

B

▶ What is an energy rating?

Recommendation 1: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£29

Potential rating after carrying out recommendation 1

76 | C

Recommendation 2: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£226

Potential rating after carrying out recommendations 1 and 2

84 | B

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£727

Potential saving

£27

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

10203 kWh per year

Water heating

2308 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Cavity wall insulation	1123 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Hamid Guernah

Telephone

07828 296953

Email
hamidhg@hotmail.com

Accreditation scheme contact details

Accreditation scheme
Northgate

Assessor ID
NGIS801538

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
13 July 2013

Date of certificate
13 July 2013

Type of assessment
▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.