



 4
Bedrooms

 3
Bathrooms



Pam Estates are thrilled to present Englested Close, a four bedroom bungalow nestled in one of the most sought after locations in Handsworth Wood. This property has been lovingly maintained and has a clean, modern aesthetic throughout, a must-view for prospective buyers.

LOCATION

Englested Close is a private cul-de-sac off Hamstead Hill and is served by the B4124. Less than three miles from Birmingham's vibrant city centre, with easy access to excellent local transport links and the wider Midlands network, the property resides on a cul-de-sac while being mere minutes

DESCRIPTION

Englestead Close is a four bedroom detached house that has benefited from a professional dormer conversion. The property boasts large spacious rooms, and has a consistently clean, uncluttered design style in a contemporary fashion. With ample space for home working, including a dedicated office, multiple bedrooms, and good sized lounges for entertaining, this property cannot be recommended highly enough.

ACCOMMODATION

The property has two electric gates, respectively allowing vehicle and family access to the spacious driveway via video intercom and remote access. Following the driveway we come to an enclosed porch, reception hall, kitchen/dining room, living room, study, spacious inner hall, four bedrooms, quality bathroom and additional shower room, a large garage incorporating utilities, and a fully landscaped rear garden and patio. Throughout the property the gas boiler serves the radiators, and double glazing to the windows where detailed.

Ground Floor

Ground Floor - Entrance hall 10'8" x 10' (3.29m x 3m)

The airy and spacious entrance hall to the property gives easy access to the ground floor bathroom and the front lounge. The decorative glass partition to the porch is not only stylish but ensures that the entrance hall enjoys a lot of natural light. The white tile flooring adds to the perception of decadence and space.



Ground floor - bathroom 7'1" x 13' (2.15m x 3.97)

First floor bathroom, outfitted with a bath, a walk-in shower cubicle, a contemporary toilet and a handsome vessel sink. The floor is tiled in smooth stone effect, as is the feature wall the bath sits along. Above the stylish vessel sink, a large mirror with its own lighting is affixed to the wall.

Front lounge 17'11" x 14' (5.46m x 4.27m)

The front lounge has two windows, looking out to the front and side aspect of the property, and providing an abundance of natural light. Two wall mounted electric fires provide ample heating to this spacious room. In keeping with the rest of the property, the room has a clean and modern look, with stylish flourishes such as the wall mounted lights. A half circle arch opens the room out further, and leads to the dining room.

Dining/Entertainment room 7'10" x 11'11" (2.40m x 3.63m)

The diner and kitchen are laid out in open plan L-shape. The diner section has a window looking out to the side of the property, a radiator and hanging pendant light. Separating the diner from the kitchen proper is a built in work surface with abundant cupboard space and drawers.

Kitchen 8'5" x 14'7" (2.57m x 4.44m)

The kitchen has stunning modern fixtures and fittings. A window looking to the side of the property provides natural light, and the ceiling has sleek inset spotlighting. The kitchen boasts two built in ovens, a grill, and microwave. For stove top cooking, the kitchen has both an induction cooktop as well as two gas hobs. The stove top is served by a stainless steel chimney hood. The kitchen has a lot of counter top space for meal preparation and a stainless steel sink unit. Built in cupboards and drawers provide a great deal of storage space.

**Living room 26'1" x 15'9" (4.80m x 7.95m)**

The Living room is the perfect space for socialising and relaxing. This expansive room has a wide set of bifold doors, providing spectacular views of the patio and garden. Vertical radiators keep this spacious room warm and comfortable. Off the rear lounge is the home office.

Ground floor Study 10'1" x 9'10" (3.00m x 3.08m)

The office is separated off from the rest of the house with double french doors, allowing privacy and freedom from distraction. It is of the perfect size, easily accommodating a work desk and other office peripherals as needed. In keeping with the rest of the property, its style is minimalist and unobtrusive- making for a perfect environment for working from home. Wall mounted cupboard make the best of the space and provide further essential storage.

Ground floor bedroom En-suite (rear) 14'1" x 10'10" (4.29 x 3.30m)

To the rear of the house are the three ground floor bedrooms. This bedroom has double glazed windows looking out to the rear of the property and garden space. A good sized fitted wardrobe with sliding doors provides abundant storage. The room is carpeted, served by a double radiator, and is lit with a multi-arm ceiling light in a modern fashion. This room also benefits from having an en-suite shower room.

Ground floor bedroom (rear) 14' x 13' (4.26m x 3.95m)

The second bedroom features a double glazed window looking out to the rear of the property and garden. This bedroom features a handsome fitted wardrobe with three separate sets of doors- two with a plain wooden finish, and one with frosted glass, providing an attractive and functional storage space. It shares the same tasteful, muted carpets and is also heated by a radiator. Lighting is provided by a modern multi-arm ceiling light.

Ground floor bedroom 2 10'9" x 16'1" (3.28m x 4.90m)

As with the other ground floor bedrooms, the third features double glazed windows, looking out to the front of the property. The room is served with a large fitted wardrobe with three plain wooden doors. Near to the entrance of the room is the radiator. Much like the other bedrooms, it is furnished with tastefully muted carpeting, and is lit with a modern multi-arm ceiling light.

First Floor

First floor landing 24'22" x 3'89" (7.3m x 1.2m)

The stairs to the first floor have modern wood balustrades fitted with glass panelling, in keeping with the property's style. The stairs lead to the first floor landing, and from there to the first floor bathroom and bedroom. The loft conversion has been professionally and thoughtfully accomplished, using the space to its fullest potential.

First floor bedroom 10'6" x 22'2" (3.21m x 6.76m)

The first floor bedroom has a box window extending from the roof, along with built in storage beneath. Further storage space is built into the slope of the roof. The bedroom is surprisingly spacious and bright.

First floor bathroom 5'11" x 9'4" (1.80m x 2.84m)

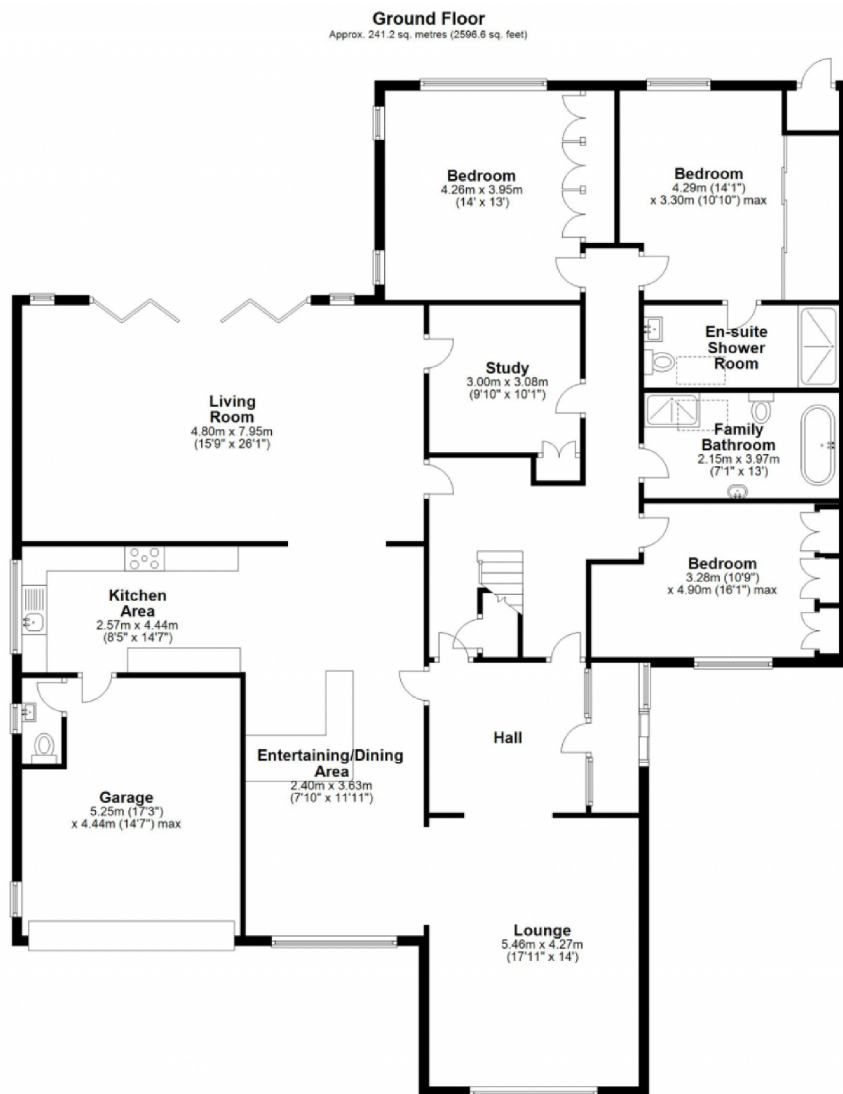
The first floor bathroom is outfitted with a bath and mixer shower unit, basin with under sink storage, WC, and vertical wall mounted radiator. A skylight provides both light and privacy.

Garage 17'3" x 14'7" (5.25m x 4.44m)

The double garage is perfect for families with more than one vehicle, comfortably fitting two cars while still having the required storage space. The flooring is durable concrete, and this space also holds the house's utilities, including the gas boiler providing central heating.

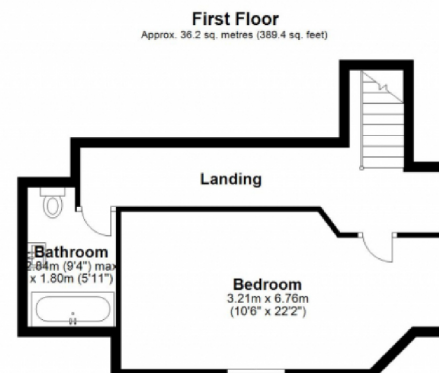
Garden

The rear of the property has a sizeable patio area and lawn. The garden has been well maintained and is separated from neighbouring properties with hedges. In the garden are two rotary washing lines, as well as a shed.



Total area: approx. 277.4 sq. metres (2985.9 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.



Energy performance certificate (EPC)

26 Englested Close
BIRMINGHAM
B20 1BJ

Energy rating

D

Valid until: **6 February 2032**

Certificate number: **7232-8122-4100-0902-3206**

Property type

Detached house

Total floor area

256 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Very good
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, no cylinder thermostat	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 240 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 11.0 tonnes of CO₂

This property's potential production 6.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.0 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 D (59) to C (76).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£68
2. Floor insulation (solid floor)	£4,000 - £6,000	£157
3. Low energy lighting	£50	£37
4. Hot water cylinder thermostat	£200 - £400	£118
5. Condensing boiler	£2,200 - £3,000	£327
6. Solar photovoltaic panels	£3,500 - £5,500	£334

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2280
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Potential saving	£708
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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	23869 kWh per year
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Water heating	3725 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	940 kWh per year
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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	Geoffrey Daren
Telephone	07592 839 722
Email	geoff@surveyserve.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020121
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	2 February 2022
Date of certificate	7 February 2022
Type of assessment	RdSAP
