



 5
Bedrooms

 2
Bathrooms



Pam Estates Ltd is proud to present this newly refurbished new build five bedroom detached property for sale. Offering a great combination of generously sized rooms, a stunning Kitchen diner, with modern improvements thought out, situated in an excellent location on Hamstead Rd (B1467), within a short stroll to shops, schools and local amenities.

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Description

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On approach, having a newly imprinted black concrete driveway with enough space to park 3 cars. Having a UPVC double French door to the entrance porch.

This newly built family home has a welcoming entrance hall, having a ground floor WC, spacious front lounge with bay to front aspect, adjacent living room both with plenty of modern charm, following into a new kitchen/diner, with UPVC double French doors to a courtyard style garden having a slabbed patio area. To the first floor there are 5 spacious bedrooms with one bedroom having an en-suite bathroom and another bedroom with en-suite WC, all having newly fitted carpets and ceramic tiles to floors.

Ground floor

Front lounge (into the bay)- 10'16" x 16'94" (3m x 5.16m)

Front reception room - 19" x 11" (5.79m x 3.35m)

WC (under the stairs)- 2'24" x 4'34" (0.6m x 1.32)

Kitchen/diner - 26'10" x 10'78" (7.95m x 3.28m)

First floor

Bedroom en suit - 10'98" x 19'94" (3.3m x 6m)

Bathroom En suite - 4'83" x 9'28" (1.47m X 2.82m)

Front bedroom - 17'03" x 10'14" (5.1m x 3.09m)

Rear bedroom - 11'57" x 9'93" (3.52 x 3.02m)

Shower room - 5'50" x 7'85" (1.6m x 2.39m)

Rear bedroom - 9'93" x 11'62" (3m x 3.54m)

Second floor

Bedroom en suite - 17'98" x 21'42" (5.4m x 6.5m)

For further information and viewings contact 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.



Energy performance certificate (EPC)

47 Hamstead Road Great Barr Birmingham B43 5BA	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: 15 February 2032 <hr/> Certificate number: 9568-3003-7302-2742-4204
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Property type Detached house

Total floor area 185 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
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
Walls	Average thermal transmittance 0.25 W/m ² K	Very good
Roof	Average thermal transmittance 0.15 W/m ² K	Good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.3 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 69 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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 2.2 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.8 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 B (87) to A (92).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£336

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	£542
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Potential saving	£0
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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	6038 kWh per year
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Water heating	1950 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Ashish Sehdeva
Telephone	0121 358 2233
Email	p.sehdeva@integratedesigns.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018050
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	16 February 2022
Date of certificate	16 February 2022
Type of assessment	SAP
