



**42 Sterndale road, Great Barr, Birmingham, B42 2AS**

**Asking Price £275,000**

# Asking Price £275,000



Bedrooms



Bathrooms



Receptions

## DESCRIPTION

Pam Estates Ltd are proud to present a four bedroom mid-terrace house nestled in one of the most sought after locations in Great Barr. Lovingly maintained, this property is a must-view for buyers looking for an impressive family home. Centrally heated throughout, featuring modern ceiling lighting and beautiful integrated kitchen, this property has a stylish and contemporary appeal.

### Ground Floor

Open lounge - 15'75" x 14'40" (into bay) (4.8 mx 4.4m)

Rear lounge - 15'88" x 9'82" (4.84m x 3m)

Kitchen - 13'10" x 8'08" (4m x 2.46m)

Down stair shower room - 8'63" x 3'84" (2.63m x 1.17m)

Outhouse/utility room - 15'56" x 13'54" (4.74m x 4.1m)

### First floor

Front bedroom 10'65" x 12'03"

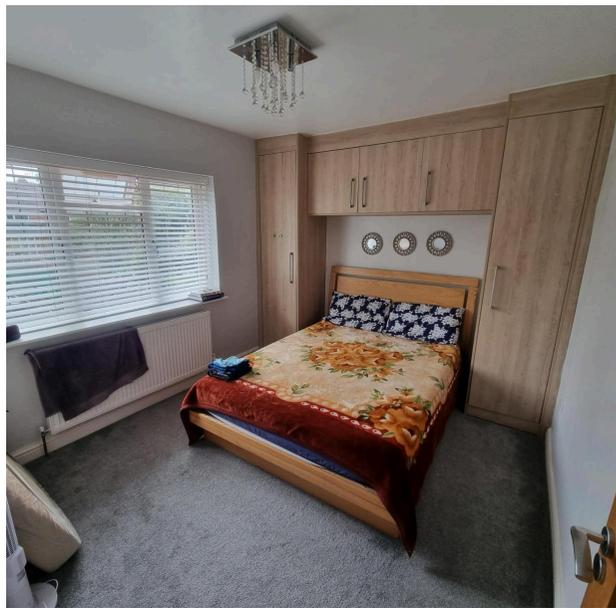
Box room front 6'85" x 8'91"

Bathroom 5'97" x 6'70"

Rear bedroom 9'80" x 10'86"

Loft/second floor bedroom 10'56" x 17'49"





# Property Specification

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**Agent's Note:** Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 28th May 2020

**Viewer's Note:**

# Energy performance certificate (EPC)

42 Sterndale Road BIRMINGHAM B42 2AS	Energy rating <h2 style="text-align: center;">C</h2>	Valid until: <b>7 June 2032</b> <hr/> Certificate number: <b>3700-1061-0622-2122-3523</b>
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Property type Mid-terrace house

Total floor area 96 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   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
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
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 205 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Environmental impact of this property

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

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 3.5 tonnes of CO2

This property's potential production 1.6 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.9 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.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (69) to B (86).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£141
2. Solar water heating	£4,000 - £6,000	£25
3. 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	£742
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Potential saving	£167
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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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

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[\(https://www.simpleenergyadvice.org.uk/\)](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

Type of heating	Estimated energy used
<b>Space heating</b>	11209 kWh per year
<b>Water heating</b>	2062 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.

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## 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	Christopher Deekes
Telephone	0121 321 2101
Email	<a href="mailto:nigel@acres.co.uk">nigel@acres.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022829
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	26 May 2022
Date of certificate	8 June 2022
Type of assessment	<a href="#">RdSAP</a>

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