



AARON TONKS POWERED BY **exp**™ UK

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Richborough Drive, Dudley, DY1 3PZ

Offers Over £365,000

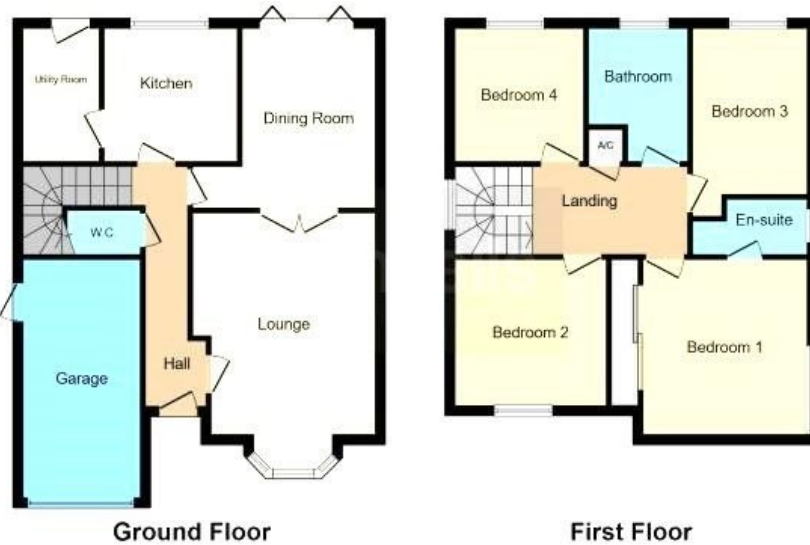
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- Superior four bedroom detached home
- Separate dining room & separate utility
- Immaculate condition throughout
- Off road parking & garage
- Newly landscaped rear garden
- Ensuite to master bedroom
- Downstairs WC
- Beautiful quiet cul de sac location
- Please quote reference AT0132
- Ideally situated close to Roberts Primary School & Bishop Milner



Please quote ref AT0132 An exceptional four bedroom detached residence ideally located in a quiet cul de sac close to schools.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy performance certificate (EPC)

141 Rishborough Drive DUDLEY DY1 1QC	Energy rating C	Valid until: 4 November 2033 Certificate number: 9379-2724-5399-2307-6181
Property type Total floor area	Detached house 110 square metres	

Rules on letting this property

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

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-rules) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-rules>

Energy rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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

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