



AARON TONKS POWERED BY **exp**™ **UK**

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14 Oaklands

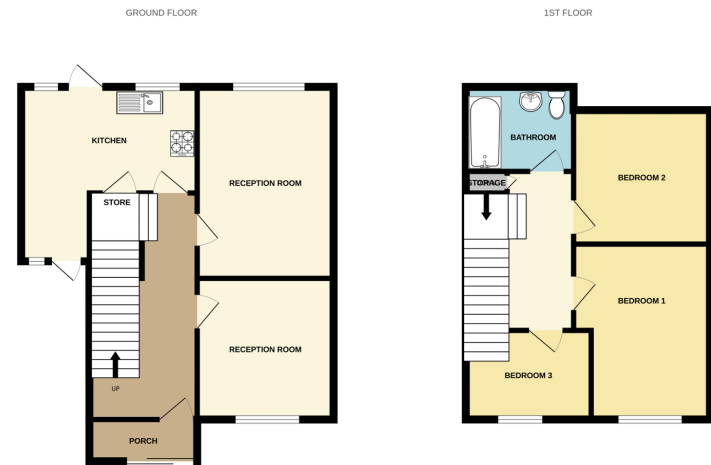
Offers In Region Of £240,000

3 1 1



- Truly stunning contemporary interior
- Three very good sized bedrooms
- Please quote ref AT0132
- Two reception rooms
- Ready to move into with tasteful decor
- Large corner plot with new driveway
- Newly refurbished throughout including new kitchen & bathroom
- Cul de sac location
- Catchment for Howley Grange & Lapal primary schools
- Council tax band A





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreze 2024

Please quote ref AT0132 A most STUNNING refurbished three bedroom home in a cul de sac location!

Energy performance certificate (EPC)																																			
14 ORLANDS HALESOWEN B62 0JA	Energy rating C	Valid until 5 July 2031	Certificate number 865-879-2052-005- 904																																
Property type End-terrace house		Total floor area 84 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/private-rented-property-minimum-energy-efficiency-standards-landlord-residence																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is C. It has the potential to be B.		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.																																	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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