



PACKINGTON  
ESTATE

Property

**TO LET**

**UNFURNISHED SEMI DETACHED COTTAGE**



**NO. 1 ROSE COTTAGE  
BIRMINGHAM ROAD, MERIDEN,  
NR COVENTRY CV7 7HJ**

- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **GOOD SIZED GARDEN**
- **PRIVATE DRIVE**
- **AVAILABLE JANUARY 2019**

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### **LOCATION**

No.1 Rose Cottage is part of the Packington Estate, near Meriden. The property has its own drive off the A45 Birmingham to Coventry Road. It is within easy reach of the M42 (junction 6), M6, the NEC and Birmingham International Railway Station and Airport which are all approx 10 minutes drive away.

The village of Meriden is approximately 1½ miles away and provides local amenities such as shops, school, library, doctors surgery, pubs and golf courses.

### **DESCRIPTION**

The property is a three bedroom semi-detached cottage with a good sized garden and outbuildings.

The accommodation briefly comprises two reception rooms, fitted kitchen and downstairs bathroom. On the first floor there are two double bedrooms and one single bedroom.

Heating is provided by oil-fired central heating with radiators throughout.

### **GROUND FLOOR**

Entrance Hall with doors leading off to:

#### **Lounge**

**4.78m max x 3.45m max**

With window to front elevation, log burner with brick surround





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**Dining Room**     **12'4" x 14'9" max (3.77m max x 4.49m max)**  
with exposed oak beam, window to side elevation, radiator.

Door leading through to:

**Kitchen**     **12'5" x 8'1" (3.79m x 2.45m)**  
Fitted with wall and base units, tiled worktop, fitted oven, hob and extractor, stainless steel single drainer sink.



Door leading into rear porch and further door off to:

**Bathroom**     **8'5" x 5'5" (2.58m x 1.67m)**  
Bath with shower over, wash hand basin, W.C and extractor fan

A further entrance door leads out on to the driveway.





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From the hallway there is a split staircase leading to:-

**Bedroom One**      **15'8" x 8'10" (4.80m max x 2.70m)**

A double bedroom with window to front elevation, carpeted and with radiator



**Bedroom Two**      **7'3" x 11'9" (2.21m x 3.58m)**

Single bedroom with window to the side elevation, carpeted and with radiator

**Bedroom Three**      **14'9" x 16'2" (4.5m x 4.92m)**

A double bedroom with window to side elevation, carpeted and with radiator and fitted cupboard





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### **OUTSIDE**

Access to the house is through a gateway off the A45. The garden is mostly laid to lawn and there are 2 outbuildings.

### **GENERAL INFORMATION**

**Rent** £1,100 per calendar month exclusive of outgoing. The property is to be let by way of an Assured Shorthold Tenancy for one year, subject to satisfactory references

**Reservation fee / Deposit** A reservation fee the equivalent of two months' rent at £2,200 is required, which will then become the deposit once the tenancy commences. One month's rent is also payable in advance at the commencement of the tenancy.

**Services** The property is on mains water and mains electric. Drainage is to a shared septic tank and an annual contribution towards maintenance and emptying, currently £75, is payable.

**Council Tax** Valuation Band D payable to North Warwickshire Borough Council.

**Viewing** Strictly by appointment with the Packington Estate office:-  
Contact: Gail Hinckes Tel: 01676 526716  
Email: [gail@packingtonestate.co.uk](mailto:gail@packingtonestate.co.uk)  
Website: [www.packingtonestate.co.uk](http://www.packingtonestate.co.uk)

### **IMPORTANT NOTICE**

Packington Estate Enterprises for themselves for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.



# Energy Performance Certificate



1 Rose Cottage, Birmingham Road, Meriden, COVENTRY, CV7 7HJ

Dwelling type: Semi-detached house

Reference number: 0898-9925-7219-6118-2990

Date of assessment: 01 November 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 06 November 2018

Total floor area: 106 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,228
Over 3 years you could save	£ 1,020

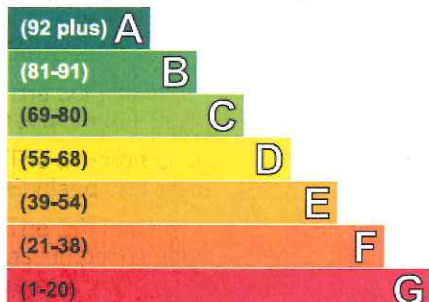
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 2,634 over 3 years	£ 1,788 over 3 years	
Hot Water	£ 384 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 3,228</b>	<b>£ 2,208</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
42	89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 624
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 147

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.