

# Energy performance certificate (EPC)

12 Western Avenue  
Bentley  
Walsall  
WS2 0AQ

Energy rating

D

Valid until

5 May 2031

Certificate number

3139-0025-6000-0915-2206

## Property type

End-terrace house

## Total floor area

89 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 D. It has the potential to be B.

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