

FRANCHE LODGE 47 WOLVERLEY ROAD KIDDERMINSTER WORCESTERSHIRE DY11 5QL



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Energy Performance Certificate

47, Wolverley Road, KIDDERMINSTER, DY11 5QL

Dwelling type: Detached house Reference number: 0838-7095-7235-3455-8900
 Date of assessment: 07 May 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 May 2015 Total floor area: 223 m²

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:	£ 4,851
Over 3 years you could save	£ 582

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 321 over 3 years	
Heating	£ 4,137 over 3 years	£ 3,603 over 3 years	
Hot Water	£ 393 over 3 years	£ 345 over 3 years	
Totals	£ 4,851	£ 4,269	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not energy efficient - higher running costs	

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 174	<input checked="" type="checkbox"/>
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 405	<input checked="" type="checkbox"/>
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 831	<input checked="" type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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A very pretty Period Victorian house with later additions standing in grounds including small paddock of approximately ONE ACRE. Hall. Dining Room. Shower Room/w.c. Lounge. Kitchen & Breakfasting Room with Family Living Area. Side Entrance & Laundry. Cloakroom/w.c. Sitting Room. Balconied Studio/Home Office. Four Bedrooms. Family Bathroom. Three car Garage. 'Energy Rating D'

PRICE: £625,000

Kidderminster 01562 822244 **Stourport-on-Severn** 01299 822060 **Tenbury Wells** 01584 811999 **Cleobury Mortimer** 01299 270301 **Lettings** 01562 861886

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
 MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



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Having been in the custodianship of our vendor clients for some eighteen years, we would draw your early attention to this delightful individual and attractive property. The original part dates to 1881, the year being carved into the ornate timberwork supporting the original main house gable.

Much extended, improved and lovingly cared for 'Franche Lodge' is a rarely available quality family property. Having attractive brick external elevations under steep and pitched roofs with fish scale tiling and black & white contrast wood and plaster work to the original dormer. The brick work pattern to the main house being matched in the later extension. The property has been extensively and sympathetically extended.

Standing in extensive gardens of approximately ONE ACRE there is plenty of space to enjoy this delightful property.

The attractive exterior hints at the delights to be found inside,

Open Storm Porch - Oak framing. Carved support posts. Red brick floor tiling with blue brick border.

Hall - 5' 8" x 11' 5" (1.73m x 3.49m) Two single power points. Wall light point. Ceiling light point. Leaded light double glazed window to side. Staircase off to first floor.

Dining Room - 12' 1" x 11' 7" + 12'6" into bay (3.68m x 3.52m + 3.8m) Leaded light double glazed bay window to front. Radiator. Period marble fire surround with original Period 'Little Red Riding Hood' inset patterned tiles. Coving to ceiling. Picture rail. Three double power points. Fifteen pane door to sitting room. Door to hall.

Shower Room/w.c. (refitted 2013) - 6' 2" x 7' 7" (1.89m x 2.3m) Opaque leaded light double glazed window to rear. 1.4m shower tray with thermostatic shower unit. Wash hand basin with mono mixer tap with vanity mirror and shaver point over. Low level w.c. Tall ladder style towel rail. Ceramic floor and wall tiling. Four recessed spotlights. Extractor fan.

Lounge - 14' 9" x 12' 8" (4.5m x 3.85m) Double glazed leaded light bay window to front. Baronial style reproduction fire surround and marble hearth with fitted 'Aga Coalbrookdale' multi fuel burning stove. Two double and two single power points. Two radiators. Four spotlights to ceiling.

From the hall a door leads to the heart of the house where day to day life is centred. Split into distinct family living, kitchen and breakfasting areas with Travertine floor throughout.

Family Living Area - 12' 1" x 9' 9" + 11'4" (3.68m x 2.96m + 3.46m) Hearth with timber over mantle, exposed brick cheeks and quarry tiling. Fitted with a 'Contura' Swedish wood burning stove from Messrs Hagley Stoves. Four recessed spotlights to ceiling. Radiator. Two double power points. TV aerial point. Travertine floor.

Glazed double doors open through to the sitting room. A 2.6m open archway leads through to the:

Kitchen & Breakfasting Room - 11' 10" x 21' 8" (3.6m x 6.6m) overall Split into:

Kitchen - double glazed leaded light windows to side and rear. Solid granite worktops. Central vegetable preparation island with matching granite worktops. Kneehole full breakfast bar. Integrated white wine cooler & red wine store. Circular stainless steel sink unit with mono mixer tap. Five double power points. Traditional 'Aga Heatstore' cooker with exposed brick chimney

breast and beam over having ceramic tile and inset harvest pattern motif with black tiled border, Integrated fridge. Integrated dishwasher.

Breakfasting Area - double glazed leaded light French doors to rear. Radiator. Coving to ceiling. Five recessed spotlights. Twelve bottle wine rack and shelving with baskets over. Part glazed door leads to the:

Side Entrance/Laundry - Double glazed door and double glazed window to rear. Base units and wall cupboards. Stainless steel circular sink unit with mono mixer tap. Five double power points plus below surface feeds. Integrated freezer. Space and plumbing for washing machine. Cupboard housing the 'Ideal' gas central heating and domestic hot water combination boiler. Coving to ceiling. Slate floor tiling.

Cloakroom/w.c. - 2' 9" x 6' 9" (0.84m x 2.06m) Double glazed leaded light window to rear. Low level w.c. Wash hand basin. Radiator. Recessed spotlight. Coving to ceiling. Wall mounted MCB fuse board. Slate floor tiling.

Sitting Room - 16' 4" x 21' 2" (4.99m x 6.45m) Matching bays with double glazed windows and double glazed French doors to side and front. Period parquet solid wood block flooring. Fitted 'Clearview' stove and tiled hearth. Six recessed spotlights to ceiling. Two radiators. Period oak beams to ceiling. Atrium area opening through to the first floor being some 5m in height.

A full turning staircase leads to the:

Balconied Studio/Home Office - 23' 0" x 12' 6" (7.0m x 3.8m) Galleried landing area with handrail and balustrade. Part sloping ceiling. Two double glazed Velux windows to side. Leaded light double glazed window to front. Wood laminate oak effect flooring. Stainless steel pipe/flue from the sitting room wood burning stove providing secondary heating. Three double power points. Radiator. Six recessed spotlights. Smoke alarm.

Bedroom No 3 - 12' 2" x 11' 10" (3.7m x 3.6m) Double glazed velux window to side. Leaded light double glazed window to rear overlooking paddock area. Access to the part boarded loft space. Four recessed spotlights to ceiling. Radiator. Two double power points.

From the studio and gallery a door leads to the:

Family Bathroom - 7' 7" x 9' 10" (2.3m x 2.99m) Opaque leaded light double glazed window to rear. Victorian style roll top bath with free standing taps and Victorian style mixer taps and handset shower. Low level w.c. Victorian style wash hand basin. Radiator. Ceramic tiled floor. Dado rail. Period fireplace. Ceiling light point. Loft access. Door to:

Landing - Double glazed Velux window to front. Single power point. N.B. The staircase from the main hall rises here.

Bedroom No 2 - 11' 8" x 11' 5" (3.55m x 3.47m) Double glazed leaded light window to front. Decorated and fitted on a beach house theme having horizontal plank painted walling. Three double power points. Radiator. Ceiling light point.

Master Bedroom - 13' 0" x 15' 1" (3.96m x 4.59m) - Leaded light double glazed window to side overlooking the fields through to Wolverley. Four double power points. Radiator. Part sloping ceiling. Four recessed spotlights.

Bedroom No 4 - 10' 8" x 8' 0" (3.25m x 2.43m) Double glazed leaded light window to rear overlooking paddock area. Two double power points. Ceiling light point.

Outside -

Detached Three Car Garage Block - 17' 9" x 25' 11" (5.4m x 7.9m) Three sets of double doors to front. Four double power points. Pitched roof and part boarding over.

Substantial Shed & Rear Log Store

Vegetable area, raised beds and greenhouse.

The gardens and grounds are a delight there being many mature trees, borders and a small paddock.

A **Period Timber Summer House** on turning plate allowing positioning to benefit from sunrise and sunset, and to be appropriately positioned to enjoy the best light of the day.

SERVICES: Mains services connected to the property include water, gas and electricity. Drainage to septic tank.

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

CURRENT COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

DIRECTIONS TO THE PROPERTY: Exit Kidderminster ring road in the direction of Bridgnorth (A442). Proceed up Proud Cross Ringway and at the traffic island continue straight over onto the Franche Road. Continue along the Franche Road and at the next traffic island at the Three Crowns & Sugar Loaf Public House turn right onto Wolverley Road. Proceed along Wolverley Road and shortly after Snowdon Close the driveway to the property will be seen on the bend on left hand side.

MORTGAGE ADVICE: Phipps & Pritchard Financial Services Ltd computerized software enables advice to be given on the whole of the market which shows a clear comparison between lenders interest rates and fees. Contact Mr Nigel Clee at the Kidderminster office. Authorised and regulated by the Financial Conduct Authority.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

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