

11 SKYLARK WAY KIDDERMINSTER WORCESTERSHIRE DY10 4EN

**phipps and
pritchard**
with McCartneys

chartered surveyors
estate agents
auctioneers

11 SKYLARK WAY KIDDERMINSTER WORCESTERSHIRE DY10 4EN

Energy Performance Certificate



11, Skylark Way, KIDDERMINSTER, DY10 4EN
 Dwelling type: Semi-detached bungalow Reference number: 7308-7076-7243-3975-9920
 Date of assessment: 30 July 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 31 July 2015 Total floor area: 59 m²

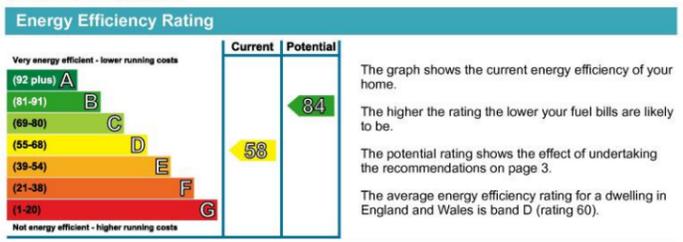
Use this document to:

- 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:	£ 2,514
Over 3 years you could save	£ 846

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 120 over 3 years	You could save £ 846 over 3 years
Heating	£ 1,869 over 3 years	£ 1,347 over 3 years	
Hot Water	£ 489 over 3 years	£ 201 over 3 years	
Totals	£ 2,514	£ 1,668	

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.



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 Increase loft insulation to 270 mm	£100 - £350	£ 126	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	✓
3 Low energy lighting for all fixed outlets	£10	£ 27	✓

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.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.



A semi-detached bungalow in managed development for the over 55's. Porch. Living Room. Kitchen/Dining Room. Inner Hall. Bathroom. Two double Bedrooms. Double glazed. Gas to radiator central heating. No Upward Chain. 'Energy Rating D'

PRICE: £124,950

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.



www.phippsandpritchard.co.uk

Skylark Way is a private residential development located on the popular Spennells Valley Estate offering partly sheltered accommodation maintained and managed by Messrs Hanover Estates.

This property enjoys a particularly good position being set well back from the kerbside and parking areas and offers spacious well planned accommodation.

The Spennells Valley development is located on the Worcester/Bromsgrove side of Kidderminster with the town centre itself being approximately 1.5 miles distant. Nearby convenience shopping and a main route bus stop are within a short walking distance.

The residents of Skylark Way benefit from a monitored alarm call system which the maintenance and management of which is included within the service charge. The external redecorations are due to be undertaken during this year.

Your earliest inspection of the accommodation is highly recommended and more fully comprises:

Porch - Door to front. Door to side giving access to the bin store and external gas & electricity meters.

Living Room - 12' 4" x 12' 1" + 14' 9" into bay (3.77m x 3.68m/4.5m) Double glazed bay window to front. Double radiator. Four double power points. Brick fire surround with fitted feature coal effect electric fire. Coving to ceiling. Smoke alarm. Ceiling light point.

Living Room - 12' 4" x 12' 1" + 14' 9" into bay (3.77m x 3.68m/4.5m) Double glazed bay window to front. Double radiator. Four double power points. Brick fire surround with fitted feature coal effect electric fire. Coving to ceiling. Smoke alarm. Ceiling light point.

Kitchen/Dining Room - 7' 5" x 17' 7" (2.26m x 5.36m) Double glazed windows to front and side.

Split into distinct kitchen and dining areas –

Kitchen Area - Base units and wall cupboards. Stainless steel sink unit. Space and plumbing for washing machine. Fridge space. Integrated oven

with four ring gas hob and extractor hood over.

Dining Area - Radiator. Four double power points. Two ceiling light points. Coving to ceiling. Wall mounted 'Potterton Profile' gas central heating and domestic hot water boiler (N.B. British Gas undertook annual service 11 June 2015).

From the living room a fifteen pane opaque glazed door opens through to the:

Inner Hall - 5' 5" x 9' 6" (1.66m x 2.9m) Loft access. Double door coats/utility/airing cupboard with foam copper cylinder and immersion heater. MCB fuse board. Central heating thermostat.

Bathroom/Shower Room - 5' 6" x 7' 1" (1.68m x 2.17m) Low level w.c. Pedestal wash hand basin. Shower cubicle with 'Mira' thermostatic mixer shower. Radiator. Vanity mirror with light and shaver point over. Extractor fan. Ceiling light point.

Bedroom No 1 - 9' 9" x 11' 11" plus depth of double door fitted wardrobes (2.98m x 3.62m) Double glazed window to rear. Three double power points. Radiator. Ceiling light point. Coving to ceiling. Useful plug-in over bed head light.

Bedroom No 2 - 9' 6" x 9' 6" (2.9m x 2.9m) Double glazed window and double glazed door to rear. Double radiator. Two double power points. Ceiling light point. Double door wardrobe.

Outside - Patio and small garden area to the rear.

SERVICES: Mains services connected to the property include water, gas, electricity and mains drainage.

TENURE: The property is **Leasehold – details to be confirmed.** We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

Service Charge – Currently levied at £106.35 per month to include all grounds and garden maintenance. External decoration. 24/7 monitored personal alarm system. Warden attendance to site currently Tuesday, Thursday and one other day (to be confirmed).

CURRENT COUNCIL TAX BAND: D

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: From Kidderminster proceed out of the town in the direction of Bromsgrove (A448) and up Comberton Hill. Proceed over the traffic lights at Chester Road and continue along Comberton Road and at the traffic island turn right into Spennells Valley Road. Proceed along Spennells Valley Road taking the second left into Heronswood Road and then first right into Warbler Place and then right again into Skylark Way.

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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www.onthemarket.com
www.rightmove.co.uk

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