

2 EVANS CLOSE WOLVERLEY KIDDERMINSTER WORCESTERSHIRE DY11 5UH

**phipps and
pritchard**
with McCartneys

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Energy Performance Certificate



2, Evans Close, KIDDERMINSTER, DY11 5UH

Dwelling type: Top-floor flat
Date of assessment: 13 August 2015
Date of certificate: 14 August 2015
Reference number: 8295-7328-3490-4867-1996
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

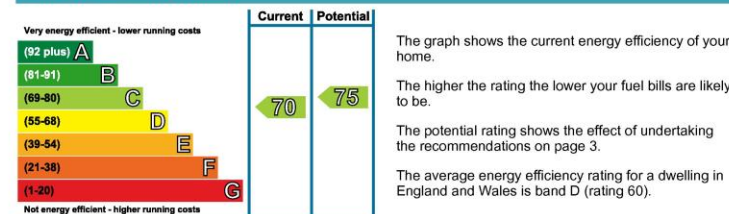
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,878
Over 3 years you could save	£ 372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 1,083 over 3 years	£ 1,008 over 3 years	
Hot Water	£ 519 over 3 years	£ 360 over 3 years	
Totals	£ 1,878	£ 1,506	

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



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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36	✓
2 Low energy lighting for all fixed outlets	£30	£ 114	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 222	✓

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 well presented excellent first floor two bedroom apartment within Wolverley. Hall. Bathroom. Through Living/Dining Room. Kitchen. Double glazed. Gas to radiator central heating. Lots of storage space plus attic. No Upward Chain. 'Energy Rating C'

PRICE: £95,000

Kidderminster
01562 822244

Stourport-on-Severn
01299 822060

Tenbury Wells
01584 811999

Cleobury Mortimer
01299 270301

Lettings
01562 861886

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REGIONAL OFFICES: Kidderminster, Stourport-on-Severn, Bridgnorth, Cleobury Mortimer, Craven Arms, Tenbury Wells, Bishops Castle, Brecon, Builth Wells, Church Stretton, Hay-on-Wye, Kington, Knighton, Leominster, Llandrindod Wells, Ludlow, Newtown, Presteigne, Rhayader, Welshpool, Worcester (market). ASSOCIATED OFFICE: Mayfair, London

PROPERTY MISDESCRIPTORS 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 warranties of any kind 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

Located within a residential cul-de-sac on the popular Fairfield estate within the village of Wolverley, we would draw your early attention to this spacious two bedroom first floor apartment.

Traditionally built and offering spacious and well planned accommodation benefiting from a wealth of storage cupboards and having useful loft access for further storage.

Wolverley is located on the Stourbridge side of Kidderminster approximately three miles from Kidderminster town centre and therefore very convenient for daily commuting to the West Midlands conurbation plus ease of access to the town centre of Kidderminster itself.

Wolverley is still a thriving community with nearby local convenience shopping plus the recreational/community facilities of Wolverley Memorial Hall and social club with bowling green, nearby tennis courts, sports fields, the church of St John the Baptist and the historic village centre of Wolverley itself which still retains the local Queens Head public house and charming village shop & tea rooms.

Offered for sale with the added advantage of no upward chain, we would recommend your earliest inspection of the accommodation which more fully comprises:

Hall - 14' 9" x 3' 3" (4.5m x 1.0m) + 4' 7" x 3' 3" (1.39m x 1.0m) Hardwood panelled door within inset opaque glazed fanlight to front. One double power point. Single radiator. Central heating thermostat. Loft access. Two deep and useful utility cupboards (one housing the MCB fuse board and electricity meter) with hanging rails and shelving. Airing cupboard with shelving, new insulated stainless steel cylinder and immersion heater.

Bedroom No 1 - 10' 2" x 11' 10" (3.1m x 3.6m) Double glazed window to rear. Fitted mirror door wardrobes. Two double power points. Ceiling light point.

Bedroom No 2 - 6' 11" x 11' 10" (2.12m x 3.6m) Double glazed window to rear. Radiator. One double power point. Built-in cupboard wardrobe.

Bathroom - 8' 0" x 5' 3" plus depth of door recess (2.45m x 1.6m) Opaque double glazed window to front. Wall hung wash hand basin with vanity cupboard under. Low level w.c. Panelled bath with 'Gainsborough' electric shower over and glass

shower screen to side. Chrome heated tubular towel rail. Two ceiling light points. Ceramic tiled floor.

Living Room - 15' 5" x 10' 10" (4.7m x 3.3m) Double glazed windows to side and rear. Two double power points. TV aerial point (the property has communal aerial and satellite dish). Wood laminate effect flooring. Fire surround with inset Living Flame gas fire.

Kitchen - 8' 6" x 10' 10" (2.59m x 3.3m) Double glazed window to side. Full range of base units and wall cupboards. Integrated oven with four ring gas hob and extractor hood over. Stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Ceramic tiled floor. Four double power points plus fuse spurs for appliances. Cooker point/single power point. Breakfast bar. Cupboard housing the wall mounted 'Glow Worm' gas central heating and domestic hot water boiler (on British Gas Service Contract).

Outside - External Useful Utility Cupboard.

Gardens & Grounds - there is a good sized communal garden area and drying area.

The apartment is provided with a ground floor external brick built store room.

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

TENURE: Leasehold - 125 years from 1st October 2001. **Ground Rent** - £10.00 per annum. **Service Charge** - payment covers external maintenance and common areas and buildings insurance - is collected currently at £31.50 per month includes ground rent payments)

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

CURRENT COUNCIL TAX BAND: A

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 the ring road in the Bridgnorth direction (A442). Proceed up Proud Cross Ringway passing straight over at the traffic island and onto the Franche Road. At the next island, take the third available turning into Wolverley Road. Proceed along Wolverley Road exiting

Kidderminster and into Wolverley whereupon take a left hand turning into Fairfield Lane and right into Hayes Road. Proceed along Hayes Road bearing round to the left and Evans Close will be found on the left hand side of the road, the apartments being found on the left.

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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