

114 STOURBRIDGE ROAD KIDDERMINSTER WORCESTERSHIRE DY10 2QB

**phipps and
pritchard**
with McCartneys

chartered surveyors
estate agents
auctioneers

114 STOURBRIDGE ROAD KIDDERMINSTER WORCESTERSHIRE DY10 2QB

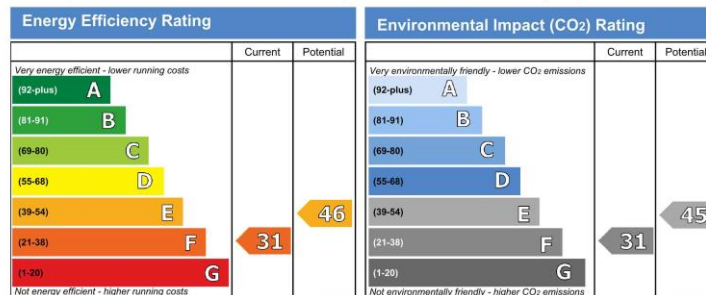
Energy Performance Certificate



114, Stourbridge Road,
KIDDERMINSTER, DY10 2QB

Dwelling type: End-terrace house
Date of assessment: 01 May 2008
Date of certificate: 01 May 2008
Reference number: 8218-6125-4080-7739-8002
Total floor area: 72 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	585 kWh/m ² per year	417 kWh/m ² per year
Carbon dioxide emissions	7.0 tonnes per year	5.0 tonnes per year
Lighting	£48 per year	£32 per year
Heating	£908 per year	£686 per year
Hot water	£97 per year	£70 per year

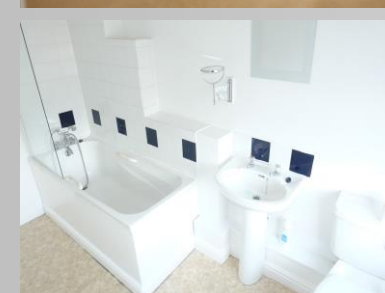
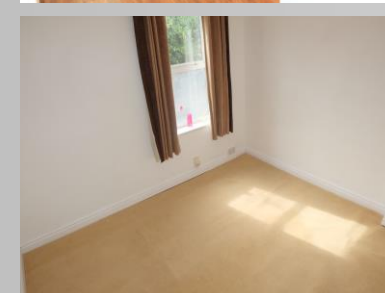
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 6



A spacious end of terrace house situated in a convenient location. Lounge, kitchen, dining room, two bedrooms one of which being an attic room, bathroom, rear garden, off road parking space, UPVC double glazing where specified and gas to radiator central heating.

Energy Rating F

**PRICE: OFFERS IN THE REGION
OF £114,950**

Kidderminster 01562 822244
Stourport-on-Severn 01299 822060
Tenbury Wells 01584 811999

Cleobury Mortimer 01299 270301
Lettings 01562 861886

PHIPPS AND PRITCHARD WITH MCCARTNEYS is a trading name of McCartneys LLP which is a Limited Liability Partnership.

REGISTERED IN ENGLAND & WALES NUMBER: OC310186

REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.

MEMBERS: J Uffold BSc(Hons), MRICS, FAAV, FLAA, MNAVA, Chairman. C Rees MRICS, PE Herdson DipEstMan, FRICS, N Millinching DipSurvPract, MNAEA, WT Lyons MNAEA, GJ Fowden FNAEA, GR Owens FRICS, FAAV, FLAA, CC Roads FLAA, MR Edwards MRICS, FASI, FNAEA, FCIQB, CW Jones FAAV, FLAA, GR Wall Dip AFM, DipSurv, MRICS, MBIAC, MNAVA, MRAC, FAAV, FLAA, JG Williams BSc (Hons), MRICS, Jennifer M Layton Mills BSc (Hons), MRICS, FAAV, FLAA, DA Hughes BSc, MRICS, MCIQB, MASI, Deborah A Anderson MNAEA, TW Carter BSc (Hons), MRICS, MNAEA, MW Thomas ALAA, MNAVA, M Kelly, DS Thomas BSc(Hons), MRICS, MNAEA

ASSOCIATE MEMBERS: Katie H Morris BSc (Hons), MRICS, FAAV, RD Williams BSc (Hons), MARLA, MNAEA, Annette Kirk, Tom Greenow BSc (Hons) MNAVA, Laura Morris BSc (Hons), PG Dip Surv MRICS, MNAEA, L D Anderson, MNAEA, Mr SW Edwards, BA (Hons), PgDipSurv, MRICS, IRRV (Hons), Mr GO Jones BSc(Hons), MRICS, Mr P P Blackman-Howard.

PARTNERSHIP SECRETARY: Dawn Hulland

PARTNERSHIP ACCOUNTANT: Matthew Kelly

CONSULTANTS: CJ Smith FRICS, R A Cory BSc, Est Man, MRICS, RS Gwilliam FRICS, FAAV, FLAA, LD Thomas FRICS, FAAV, TW Jones BSc (Hons), FRICS, RR Williams BSc, FRICS.

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, Llandrinod Wells, Ludlow, Newtown, Presteigne, Rhayader, Welshpool, Worcester (market). ASSOCIATED OFFICE: Mayfair, London

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

DESCRIPTION - Stourbridge Road is ideally located for commuters to Kidderminster, Stourbridge, Birmingham and Worcester being only a mile distant from the local train station.

114 is a spacious end of terrace property with the distinct advantage of having access to the front, side and rear and its own off road parking space along with being offered for sale with no upward chain. With accommodation to comprise:

Access is gained via door to--

LOUNGE - 11' 11" x 11' 4" (3.63m x 3.45m) UPVC double glazed window to front. Ceiling light point. Central heating radiator. Electric coal effect fire with wooden fire surround and marble effect back. Door to-

KITCHEN - 15' 5" reducing to 11' 3" x 12' 11" (4.71m reducing to 3.44m x 3.93m) Four spotlights and ceiling light point. Central heating radiator. Side door. Range of wall and base mounted kitchen units with complementary roll top surface over. Breakfast bar. Stainless steel sink and draining board. Electric hob with stainless steel extractor fan over. 'Select 620 by Diplomat' electric oven. Integrated fridge freezer. 'Worcester 240' combination boiler. Space and plumbing for automatic washing machine. Integrated 'Diplomat' dishwasher. Door to-

DINING ROOM - 11' 9" x 10' 2" (3.58m x 3.11m) French doors to rear. Ceiling light point. Central heating radiator.

A staircase rises to -

FIRST FLOOR LANDING - Two ceiling light points. Doors to-

BEDROOM 2 - 11' 9" x 11' 2" (3.59m x 3.41m) UPVC double glazed window to front. Ceiling light point. Central heating radiator.

BATHROOM - 11' 2" x 5' 5" (3.40m x 1.64m) Obscured UPVC double glazed window to rear. Central heating radiator. Ceiling light point. Low level flush WC. Bath with over head shower tap fixtures. Pedestal hand wash basin.

A further staircase rises to -

ATTIC BEDROOM - 13' 4" x 11' 10" (4.07m x 3.61m) UPVC double glazed window to rear. Central heating radiator. Ceiling light point. Loft hatch. Bench with storage underneath.

REAR GARDEN - An easily maintained garden with patio and gravel areas. Brick built barbeque. Garden shed. Gate to rear to access parking space. A side path leads to side entrance with a gate leading to the front.

NB: Please note the neighbouring property number 116 does have right of way access across the garden of number 114.

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

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: 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: Leave Kidderminster in the direction of Stourbridge on the A451. Continue through the Horsefair towards Broadwaters. The property will be found on the 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.

Find us on the following websites:

www.phippsandpritchard.co.uk

www.onthemarket.com

www.rightmove.co.uk

OFFICE REF: BJ PSP06302/15.252 140416