

11 SUMMER PLACE KIDDERMINSTER WORCESTERSHIRE DY11 6QH



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Energy Performance Certificate

11, Summer Place, KIDDERMINSTER, DY11 6QH

Dwelling type: Mid-terrace house Reference number: 9558-2924-7290-3295-8900
 Date of assessment: 15 October 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 October 2015 Total floor area: 137 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:	£ 5,463
Over 3 years you could save	£ 2,103

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 225 over 3 years	
Heating	£ 4,767 over 3 years	£ 2,790 over 3 years	
Hot Water	£ 387 over 3 years	£ 345 over 3 years	
Totals	£ 5,463	£ 3,360	

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

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,389	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 219	✓
3 Low energy lighting for all fixed outlets	£25	£ 69	✓

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.

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Period property of great charm and character benefiting from new roof (Summer 2016). Living Room. Dining Room. Kitchen. Adjacent hidden courtyard/patio. Three double Bedrooms. Family Bathroom. En-suite Shower Room. Cellar presented & used as Home Studio/cinema. Attic with velux windows. Rear pedestrian and vehicular access/parking. Gas to radiator central heating. **No Upward Chain.** 'Energy Rating E'

PRICE: £210,000

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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Summer Place is one of Kidderminster's key historic landmark properties. Referred to in the Kidderminster Local Heritage List as "a terrace of thirteen houses. Date plaque states "1822". Built by an early land society; the Summer Place Society. Three storeys. Grey slate roofs. Red brick. Applied rusticated window headers."

Number 11 is a particularly appealing Period property that has had the loving attention of our Vendor Client who has owned the property since 2003. The beautiful three storey red brick exterior is impressive but behind the exterior there is the most delightful property which offers a most rarely available opportunity to purchase a property with charm, character and style. The cellar is used as a home cinema facility, the Period style bring reflected in the decoration to the principle living rooms which retain covings, plaster ceiling roses, picture rails, Period style fire surround and grate, Retro style radiators and oak plank style flooring.

There is the most appealing hidden patio/seating area which is connected to the dining room and kitchen. The kitchen boasts solid granite work tops and is well provided for with all modern facilities. The master bedroom enjoys the benefit of a en-suite shower room, there are three double bedrooms and traditional separate family bathroom.

There is the original carriage way to the rear with the back garden being converted to parking area/patio with outbuilding.

The property has a traditional fore garden with solid brick boundary wall, the terrace overlooking the open area known locally as Summer Place within which there is annually one of the most delightful showings of crocuses within our area. Summer Place retains a charm and character of its own and is situated in the locally referred to area of Blakebrook within which many Period properties are to be found.

If you are seeking a property with style and space, then we would recommend your earliest inspection of the accommodation which more fully comprises:

Living Room - 13' 7" x 11' 8" (4.15m x 3.56m) Door to front with semi-circular window light over. Period style UPVC double glazed window to front. Solid oak Period flooring. Taurus skirting. Fitted bookcase with cupboards under. Coving to ceiling. Picture rail. Fire surround with mantle and Period hearth style hearth and grate. Coving to ceiling. Ceiling rose. Retro style radiator. 2.6m open archway leads through to the:

Dining Room - 7' 10" x 11' 11" (2.38m x 3.62m) Double glazed French doors to rear and adjacent "secret patio". Coving to ceiling. Picture rail. Ceiling

rose and light point. Two recessed spotlights. Retro style radiator. Period oak plank style flooring.

Door to:

Cellar Head - MCB fuse board. Coat hanging rail. Oak treads with LED side lights lead down to the:

Cellar - Presented as Party Room/TV Room - 11' 5" x 13' 5" (3.47m x 4.09m) 2.3m high ceiling. Polished tiled flooring. Exposed brick chimney breast. Panelled/dry lining to walls. Star micro-lights to ceiling. Five recessed spotlights to ceiling. Feature in-floor circular wine vault and mirror floor. Illuminated corner cupboard with wiring feed points to the recess for wide screen TV position. Underfloor electric heating system.

From the dining room a part glazed door and step opens to the:

'L' shaped Breakfasting Kitchen - 6' 7" x 8' 9" (2.0m x 2.67m) + 13' 9" x 5' 10" (4.18m x 1.77m) Double glazed window to rear. Stable door to rear. Part sloping ceilings with inset glazed roof light. Solid marble worktops and breakfast bar. One and a half bowl stainless steel sink unit with mono mixer tap. American style fridge/freezer. Pan drawers. Comprehensive range of base units, wall cupboards and display cupboards. Illuminated bridges to the cooker and sink areas. Cooker space with fitted 'Classic' range style cooker with five ring gas hob including wok burner, double oven and grill. 'Range Master' extractor canopy over. Space and plumbing for washing machine. Useful through wall cat flap. Under floor electric heating system. A 2.36m wide opening with tri-folding double glazed doors opens through to the:

"Secret" Courtyard/Patio Area - 7' 9" x 6' 7" (2.36m x 2.0m) Timber decking and LED insets. Offering a wonderfully private area to relax and entertain.

From the dining room a staircase leads to the:

First Floor Landing - Double glazed window to rear. Solid oak sealed flooring. Handrail and balustrade to stairwell. Retro radiator. Coving to ceiling. Picture rail. Ceiling rose and ceiling light point. Smoke alarm.

House Bathroom - 6' 7" + 8' 0" x 8' 11" (2.0m/2.44m x 2.72m) Opaque double glazed window to rear. Low level w.c. Pedestal wash hand basin. Panelled bath with Victorian style mixer taps and shower attachment with tubular over bath rail and curtain. Retro style central heating radiator. Wall mounted 'Worcester CDI' gas central heating and domestic hot water boiler. Ceramic tiled flooring. Three recessed spotlights to ceiling.

Bedroom No 1 - 13' 8" x 12' 0" (4.17m x 3.67m) Georgian style UPVC double glazed window to front.

Radiator. Coving to ceiling. Picture rail. Dado rail. Ceiling light point.

En-suite Shower Room - Low level w.c. Wall hung wash hand basin. Vanity mirror with vanity lighting and glazed shelf. Shower cubicle with thermostatic shower with fitted fixed and rising spray shower heads and glazed door. Recessed spotlight. Extractor fan.

From the first floor landing a staircase leads to the:

Second Floor Landing -

Bedroom No 2 - 12' 1" x 13' 9" (3.69m x 4.18m) Double glazed Georgian style window to front. Wood laminate effect flooring. Coving to ceiling. Archway top left hand side of the chimney breast with shelving and fitted wardrobes to the right hand side.

Bedroom No 3 - 12' 6" x 9' 5" + 11' 10" (3.8m x 2.86m + 3.6m) Double glazed window to rear. Retro radiator. Period cast iron grate. Loft access with wooden pull down step ladder leads to the:

Attic/Store Room - 12' 6" x 12' 0" (3.8m x 3.67m) at purlin level Two double glazed Velux style windows to rear. Exposed plank flooring.

Outside - To the rear of the property is a track way giving rear pedestrian and vehicular access rights to the property where there is a parking/patio area.

Substantial Shed/Storage - 14' 3" x 7' 1" (4.34m x 2.15m) Power and light. Shelving and cupboards.

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: C

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 Bewdley (A456). Proceed along Bewdley Road and just before the traffic lights at Kidderminster hospital bear right and proceed to the junction with Summer Place/Blakebrook where the property will be seen identified by the Agents 'For Sale' board.

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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