

72 WOODLAND AVENUE
KIDDERMINSTER WORCESTERSHIRE DY11 5AN



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Energy Performance Certificate



72, Woodland Avenue, KIDDERMINSTER, DY11 5AN

Dwelling type: Semi-detached house Reference number: 9757-2890-6920-9295-4581
Date of assessment: 10 December 2015 Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 December 2015 Total floor area: 102 m²

Use this document to:

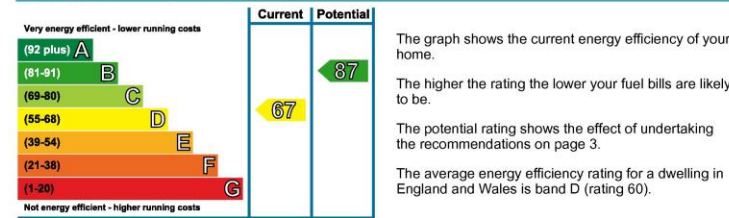
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,790
Over 3 years you could save	£ 1,020

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 186 over 3 years	You could save £ 1,020 over 3 years
Heating	£ 2,232 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 324 over 3 years	£ 222 over 3 years	
Totals	£ 2,790	£ 1,770	

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 Increase loft insulation to 270 mm	£100 - £350	£ 132	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 744	✓
3 Low energy lighting for all fixed outlets	£15	£ 39	✓

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 much improved and spacious three bedroom semi-detached house. Good size extension to rear. Hall. Cloakroom/w.c. Kitchen. Dining Room. Extended Living Room & Kitchen. Shower Room. Double glazed. Central heating. Rewired. Extensive driveway and Garage. Substantial Store Room. No Upward Chain. 'Energy Rating D'

PRICE: £210,000

Kidderminster
01562 822244

Stourport-on-Severn
01299 822060

Tenbury Wells
01584 811999

Clebury Mortimer
01299 270301

Lettings
01562 861886

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REGIONAL OFFICES: Kidderminster, Stourport-on-Severn, Bridgnorth, Clebury 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 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

Located within one of Kidderminster's most popular residential positions, we would draw your early attention to this extensively refitted, much improved and extended three bedroom family house. It enjoys the benefit of a spacious and deep plot with driveway and parking to front and large family gardens to the rear.

Extended and improved including full re-wiring in 2009, current Worcester Bosch gas central heating boiler, cloakroom/w.c., impressive kitchen and family rooms.

Woodland Avenue is a tree lined crescent at the lower end of Franche being located on the Bridgnorth side of Kidderminster but still within comfortable walking distance of the town centre itself. Numerous local schools and facilities including Franche First School, Kidderminster Carolians Rugby Football Club and the Co-op Supermarket are also within comfortable walking distance.

If you are seeking a family property in a most convenient position, then we are sure you will not be disappointed with this property and your early inspection is highly recommended. The accommodation more fully comprises:

Canopy Porch - Recessed spotlights to ceiling. Protecting the entrance to the:

Reception Hall - 6' 11" + 5' 11" x 14' 1" (2.1m + 1.8m x 4.29m) UPVC panelled door with leaded light and patterned opaque double glazed insets. Radiator. Coat hanging rail. Wall mounted central heating thermostat and programmer. One double power point. Under stairs cupboard with gas meter.

Cloakroom/w.c. - Opaque double glazed window to side. Wash hand basin. Ceiling light point. Extractor fan. Hidden cistern low level w.c. Cupboard housing the electricity meter.

Dining Room - 12' 10" + 10' 8" x 12' 10" (3.9m + 3.26m x 3.9m) Double glazed bay window to front. Radiator. Ceiling light point. Power points.

Living Room - 18' 8" x 10' 9" (5.68m x 3.27m) A lovely family room extended to the rear with adjacent patio and overlooking the extensive rear gardens. Double glazed windows and double glazed French doors to rear. Two ceiling light points. Chimney breast with exposed brick cheeks to hearth having mantle over.

N.B. All the above areas are fitted with solid wood flooring.

Kitchen - 15' 1" x 8' 8" (4.6m x 2.65m) Double glazed window to side. Double glazed window and double glazed door to rear. Comprehensively fitted with range of base units and wall cupboards. One and half bowl stainless steel sink unit with mono mixer tap. Integrated fridge and freezer. Space and plumbing for washing

machine and dishwasher. Integrated Siemens fan oven and grill. Four ring gas hob with stainless steel extractor hood over. Four double power points plus below surface feeds for appliances. Two ceiling light points. Feature Travertine ceramic floor tiling. Broom cupboard housing Worcester Bosch combination boiler, stop tap and electrical trip board.

First Floor Landing - Double glazed window to side. Single power point. Loft access with light. Laundry cupboard. Doors off to:

Bedroom No 1 - 12' 10" x 13' 0" + 10' 9" (3.9m x 3.95m + 3.28m) Double glazed bay window to front. Three double power points. Ceiling light point. Radiator.

Bedroom No 2 - 10' 10" x 11' 10" (3.3m x 3.6m) Double glazed window to rear. Double radiator. Three double power points.

Bedroom No 3 - 9' 0" x 8' 8" (2.75m x 2.65m) Double glazed window to rear. Two double power points. Radiator. Ceiling light point.

Shower Room - 6' 9" x 6' 11" (2.07m x 2.1m) Opaque double glazed window to front. Travertine floor and wall tiling. Fixed entry shower with glazed shower screen/panel, 1.38m shower tray with thermostatic mixer shower having rising and fixed spray heads. Feature rectangular wash hand basin. Hidden cistern low level w.c. Radiator. Extractor fan. Ceiling light point. Fitted wall cupboards with lighting.

Outside - To the front of the property is an extensive private driveway with car parking to front suitable for three vehicles. Side driveway and access to the:

Garage - 9' 2" x 18' 8" (2.8m x 5.7m) Motorised roller shutter door to front with safety laser beam to door. Fitted shelving. Ceiling light point. One double power point.

Gated pedestrian access to the:

Rear Garden - with extensive 10m deep block paved patio area with lighting leading to the:

Open Summerhouse - 7' 10" x 7' 10" (2.4m x 2.4m) with block paved floor, low level brick walling and diamond pitched roof over with fitted heater.

Substantial & Secure Tool Shed/Store - 7' 3" x 10' 2" (2.2m x 3.1m) Concrete brick and block construction with rendered elevations. UPVC security door. Fitted shelving. Light point.

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 in the direction of Bridgnorth (A442). Proceed along Proud Cross Ringway and at the traffic island take the second exit onto Franche Road. Proceed along Franche Road taking the third left hand turning into Woodland Avenue. Proceed along Woodland Avenue where the property will be seen identified by the Agent's '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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www.onthemarket.com
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