

18 MIKE OBORSKI CLOSE KIDDERMINSTER WORCESTERSHIRE DY10 3EB



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Energy Performance Certificate

18 Mike Oborski Close,
Longfellow Green,
KIDDERMINSTER, DY10 3EB

Dwelling type: Semi-detached house
Date of assessment: 22 January 2009
Date of certificate: 22 January 2009
Reference number: 2528-8016-6239-5161-7050
Total floor area: 78 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	84	82	82

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	131 kWh/m ² per year	124 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.6 tonnes per year
Lighting	£68 per year	£40 per year
Heating	£227 per year	£231 per year
Hot water	£86 per year	£86 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



An excellent opportunity to purchase a spacious three bedroom semi-detached house. New in 2009. Hall. Cloakroom/w.c. Kitchen. Through Living/Dining Room. Family Bathroom. Double glazed. Gas to radiator central heating. Private walled garden. Private driveway/off-street parking. 'Energy Rating B'

PRICE: OFFERS IN EXCESS OF £165,000

Kidderminster 01562 822244 **Stourport-on-Severn** 01299 822060 **Tenbury Wells** 01584 811999 **Clebury 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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This is a spacious family property offering a hall with cloakroom/w.c., fully fitted kitchen, a good through living/dining room, three good bedrooms and a private walled garden to the rear and private parking to the front.

Located on the popular Offmore Farm estate which is well provided for with local convenience shopping and First School, this is an excellent property to enter onto the "property ladder".

Our Vendor Clients have prepared a spread sheet with the total running costs that they will be only too delighted to go through with you.

We would recommend your earliest inspection of the property to avoid disappointment, the accommodation more fully comprises:

Hall - 5' 7" x 13' 9" (1.7m x 4.2m) Panelled door with opaque double glazed insets to front. Double radiator. One double power point. Telephone point. Useful under stairs cupboard area with light. Mains wired fire alarm. MCB fuse board. Door chimes.

Cloakroom/w.c. - 6' 6" x 5' 4" (1.97m x 1.63m) Opaque double glazed window to front. Low level w.c. Pedestal wash hand basin. Radiator. Ceiling light point.

Kitchen - 8' 3" x 10' 5" (2.51m x 3.18m) Double glazed window to front. Base units and wall cupboards. Stainless steel sink unit. Space and plumbing for washing machine. Space and plumbing for dishwasher. Integrated fridge and freezer. Integrated fan oven and grill. Four ring gas hob with extractor hood over. Wall mounted 'Ideal' gas central heating and domestic hot water combi boiler (due to be serviced May 2016). Six recessed spotlights to ceiling. Ceramic tiled floor. Three double power points. Ceiling mounted fire alarm.

Through Living/Dining Room - 18' 1" x 9' 0" + 12' 6" (5.5m x 2.75m + 3.8m) Double glazed window and door to rear. Double glazed window to side. Five double power points. TV aerial point. Broadband point. Two single radiators.

First Floor Landing - Double glazed window to side. Handrail and balustrade to stairwell. One double power point. Ceiling light point.

Bedroom No 1 - 9' 2" x 11' 8" (2.8m x 3.55m) Double glazed window to front. Radiator. TV aerial point. Telephone point. Three double power points. Ceiling light point.

Bedroom No 2 - 7' 10" x 9' 10" (2.4m x 3.0m) Double glazed window to rear. Three double power points. Two telephone points. TV aerial point. Radiator.

Bedroom No 3 - 7' 1" x 9' 10" (2.15m x 3.0m) Double glazed window to rear. Radiator. Three double power points. Ceiling light point.

Family Bathroom - 6' 6" x 8' 6" (1.97m x 2.59m) Opaque double glazed window to front. Pedestal wash hand basin. Low level w.c. Panelled bath with thermostatic shower unit over and screen to side. Radiator. Ceiling light point.

Outside - To the front of the property is a private tarmac driveway with off-street parking. To the rear of the property is a private walled garden with pedestrian gated access. There is visitor parking located to the rear of the property.

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

TENURE: Freehold upon completion.

N.B. There is a **Service/Management Charge** of £16.92 per month payable to Wyre Forest Community Housing Trust for maintenance of communal services including lighting, carpark and warden attendance. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

CURRENT COUNCIL TAX BAND: B

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 Birmingham (A456). Proceed up Birmingham Road to the traffic lights at The Land Oak and continue straight over (A456). Proceed along the dual carriage way taking a right hand turn (crossing over the dual carriageway) into Husum Way. Proceed to

the end of Husum Way and turn right into Tennyson Way. Continue along Tennyson Way taking a left hand turn into Gray Close and then left again in Mike Oborski Close 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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