

3 CHAFFINCH DRIVE KIDDERMINSTER WORCESTERSHIRE DY10 4SZ

**phipps and
pritchard**
with McCartneys

chartered surveyors
estate agents
auctioneers

3 CHAFFINCH DRIVE KIDDERMINSTER WORCESTERSHIRE DY10 4SZ

Energy Performance Certificate

3, Chaffinch Drive,
KIDDERMINSTER,
DY10 4SZ

Dwelling type: Semi-detached house
Date of assessment: 20 November 2009
Date of certificate: 20 November 2009
Reference number: 9975-2800-6497-0021-3851
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 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
74	76	71	73

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

	Current	Potential
Energy use	239 kWh/m ² per year	225 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£29 per year	£29 per year
Heating	£348 per year	£332 per year
Hot water	£82 per year	£78 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



NO UPWARD CHAIN



A two-bedroom semi detached house set within the popular and established Spennells Valley Estate. Living Room, dining kitchen, 2 bedrooms, bathroom, gas central heating served via "Worcester" condensing combination boiler, deep driveway, good sized rear gardens.
Energy Rating: C

STOURPORT OFFICE 01299 822060

**PRICE: OFFERS IN THE REGION OF
£129,950**

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 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

DESCRIPTION - The popular and established Spennells Valley Estate is situated on the Worcester/Bromsgrove side of town permitting simple accessibility to Kidderminster's principal trunk roads. Nearby amenities include a large Park, Primary School, Post office and a Tesco Express Convenience Store. Kidderminster town centre itself is approximately 2 miles distant.

Number 3 Chaffinch Drive is a 2-bedroom semi-detached house representing an ideal first purchase and being offered for sale with the distinct advantage of no upward chain.

Well presented gas centrally heated accommodation is afforded to comprise:-

Access is gained via door to: -

LIVING ROOM - 13' 1" x 13' 0" (4.0m x 3.95m) [max measurements including stairs] with ceiling light point, central heating radiator, UPVC double glazed windows to front and side elevations and door to:

DINING KITCHEN - 12' 11" x 8' 8" (3.94m x 2.64m) with two ceiling light points, central heating radiator, UPVC double glazed window to rear elevation, French door opening to the gardens, range of both wall and base mounted kitchen units with complementary roll top surface over having inset stainless steel sink unit, plumbing and space for automatic washing machine, modern style distribution board protecting the electrical installation.

From the Reception Hall a staircase rises to:
-

FIRST FLOOR LANDING - with ceiling light point, access to loft space, UPVC double glazed obscured window to side elevation and built-in linen cupboard also housing a modern 'Worcester' condensing combination boiler.

BEDROOM ONE - 13' 1" x 10' 7" (4.0m x 3.22m) [max measurements in to over-stairs recess] with ceiling light point, central heating radiator, two UPVC double glazed windows to front elevation and built-in over-stairs cupboard.

BEDROOM TWO - 11' 1" x 6' 6" (3.38m x 1.97m) [max measurements] with ceiling light

point, central heating radiator, UPVC double glazed window to rear elevation.

BATHROOM - 6' 5" x 5' 8" (1.96m x 1.73m) with ceiling light point, central heating radiator, UPVC double glazed obscured window to rear elevation, low level flush wc, pedestal hand wash basin and bath with mixer shower over.

OUTSIDE: - The property stands back from the kerbside behind a stone covered foregarden flanked by a deep driveway also extending along the side of the house, albeit currently fenced off.

GOOD SIZED REAR GARDENS - with patio area, lawn and mature Evergreen trees lending good screening and privacy. There is also gated side access to and from the front of the property.

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: 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: Proceed out of Kidderminster up Comberton Hill in the direction of Bromsgrove. At the traffic lights turn down Chester Road South, at the first island turn left into Spennells Valley Road. First right into Heronswood Road, and second right into Chaffinch Drive.

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

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