

92 HEMMING STREET  
KIDDERMINSTER WORCESTERSHIRE DY11 6NA

**phipps and  
pritchard**  
with McCartneys

chartered surveyors  
estate agents  
auctioneers

**92 HEMMING STREET  
KIDDERMINSTER  
WORCESTERSHIRE DY11 6NA**

**Energy Performance Certificate**

92, Hemming Street, KIDDERMINSTER, DY11 6NA  
 Dwelling type: Detached house Reference number: 8503-7045-5329-5827-8333  
 Date of assessment: 24 July 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 25 July 2017 Total floor area: 100 m<sup>2</sup>

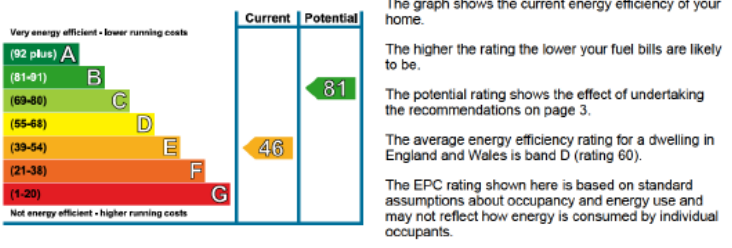
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,365
Over 3 years you could save	£ 2,214

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 192 over 3 years	
Heating	£ 3,468 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 543 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,365</b>	<b>£ 2,151</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 141	
2 Internal or external wall insulation	£4,000 - £14,000	£ 966	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 363	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



**BEST & FINAL OFFERS TO BE RECEIVED  
BY 12.00 NOON ON MONDAY 14th AUGUST 2017.**

A very rare opportunity to acquire a detached three bedroom bungalow sitting on a double plot on the Bewdley side of Kidderminster. Entrance Porch. Reception Hall. Lounge. Dining Room. Further Reception Room/Bedroom 3. Two double Bedrooms. Kitchen. Utility. W.C. Bathroom. Detached Brick Built Bothy. Detached Brick Built Garage & Store. Gated access. Parking for multiple vehicles. Potential to extend at the rear subject to regular Planning Permissions. An early inspection is recommended. **NO UPWARD CHAIN.** 'Energy Rating E'

**GUIDE PRICE £175,000 - £185,000**

- Kidderminster** 01562 822244
- Stourport-on-Severn** 01299 822060
- Tenbury Wells** 01584 811999
- Cleobury Mortimer** 01299 270301
- Lettings** 01562 861886

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 REGIONAL OFFICES: Brecon, Bridgnorth, Builth Wells, Craven Arms, Hay-on-Wye, Kidderminster, Kington, Knighton, Llandrindod Wells, Ludlow, Newtown, Presteigne, Rhayader, Stourport-on-Severn, Tenbury Wells, Welshpool, Worcester and associated Office in 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](http://www.phippsandpritchard.co.uk)



**Number 92 Hemming Street** is a detached bungalow sitting on a double plot offering ample scope and versatility. The property has been occupied by our vendor clients and their family and is now being offered for sale for the very first time offering a very rare opportunity to purchase such a property.

The property has been well maintained over the years but would now benefit from general upgrading by modern tastes and therefore ideally suited to those seeking a traditional quality property with both position and potential to further improve and personalise. Similar properties in the area rarely become available.

The property is offered for sale with the distinct advantage of **No Upward Chain**. The accommodation more fully comprises:

**Entrance Porch** - UPVC double glazed door opens into the:

**Lounge** - 14' 8" x 12' 4" (4.48m x 3.76m) Ceiling light point with ceiling rose. Three wall light points. Four front facing windows. Coving to ceiling. Exposed wood floor covering. Double central heating radiator. Gas fire. Feature window looking into the reception hall. Door opens into the:

**Reception Hall** - Original stone floor covering. Ceiling light point. Two carbon monoxide and one smoke alarms. Doors radiate to bedrooms, reception rooms, kitchen and bathroom.

**Bedroom No 1** - 12' 7" x 11' 7" (3.84m x 3.53m) Front facing double glazed window. Ceiling light point. Single central heating radiator. Picture rail. Exposed wooden floor boards. Built-in wardrobes. A double bedroom.

**Kitchen** - 12' 1" x 11' 5" (3.68m x 3.48m) Part tiled. Roll top working surfaces with a range of base units and wall cupboards. Inset stainless steel sink and drainer. Cupboard housing the 'British Gas RDi' boiler. UPVC double glazed French doors open out onto the rear gardens. Space and plumbing for washing machine. Space for fridge freezer. Space for cooker. Doorway to:

**Utility** - 8' 2" x 4' 0" (2.49m x 1.21m) Gas meter. Space and plumbing for dishwasher or washing machine. Ceiling light point. Side facing window. Door to:

**W.C.** - Rear and side facing windows. Ceiling light point. W.C. Wash hand basin.

**Bedroom No 2** - 12' 9" x 9' 3" (3.88m x 2.83m) Ceiling light point. Rear facing UPVC double glazed window. Exposed wooden floor. Single central heating radiator. Feature fireplace with tiled back and hearth. A further double bedroom.

**Bathroom** - 10' 2" x 5' 7" (3.11m x 1.70m) Side facing UPVC double glazed window. Ceiling light point. Single central heating radiator. Exposed wood floor covering. White Royal Doulton suite comprising w.c. and wash hand basin. Stand alone shower cubicle with 'Triton T80s' shower.

**Reception No 3/Bedroom No 3** - 13' 9" x 9' 2" (4.19m x 2.80m) Ceiling light point. Double central heating radiator. Picture rail. Loft access. Wood floor and quarry tiled floor covering. Patio doors lead out to the rear gardens. Intricate archway separating the room. Two telephone points.

**Dining Room** - 12' 9" x 11' 8" (3.89m x 3.55m) Coving to ceiling. Ceiling light point. Picture rail. Side facing and UPVC double glazed front facing window. Feature fireplace with inset gas fire. Central heating radiator. Exposed wood floor covering. Telephone point. Cupboard housing the electric meter.

#### Outside -

**Fore Garden** - the property sits well back from the kerbside behind gated access to a gravelled fore garden offering ample parking for multiple vehicles. Further double gates lead to the side and rear gardens with potential for parking of a motor home. Established borders and mature shrubs.

**Private & Enclosed Rear Gardens** - paved patio area leading to lawned area, established borders and mature shrubs. Gated access leading to the fore garden and driveway. Greenhouse will remain.

**Detached Brick Built Bothy**

**Detached Brick Built Garage**

**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 Stourport (A451). Proceed along Stourport Road and at the traffic lights at Brintons Park turn right into Sutton Road. Continue along along Sutton Road and take the third left into Greatfield Road. Proceed a short distance along Greatfield Road and take the first left into Hemming Street.

**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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