



Since 1893

Doolittle & Dalley.

76 Stanklyn Lane, Summerfield, Kidderminster, DY10 4HS
Asking Price £275,000

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Offered with no upward chain in peaceful location, this detached bungalow is set on generous plot enjoying countryside views. Property offers considerable potential, with scope to extend (subject to the necessary planning consent) and would also benefit from some modernisation. Property comprises of; Two double bedrooms, lounge, dining room, kitchen, bathroom and garage. Large lawned garden and tarmacadam driveway to the front elevation, large lawned garden and patio area to rear with mature trees and hedging. Gas fire central heating. EPC = D



Entrance Porch

Upvc double glazed front door into porch.

Hallway

Single glazed door into porch. Single radiator. Access to loft space. Small storage cupboard.

Lounge

4.86m x 3.31m (15'11" x 10'10")

Gas fire with brick surround. Upvc double glazed window. Single and double radiator.

Dining Room

3.00m x 3.13m (9'10" x 10'3")

Upvc double glazed window. Single radiator.

Kitchen

3.85m x 1.95m (12'8" x 6'5")

Range of wall and floor units incorporating; stainless steel, double drainer, sink unit. 'Algor' electric hob, 'Creda' extractor fan, Plumbing for automatic washing machine. Double radiator. Upvc double glazed windows. Door leading to garage and access to rear garden.

Bedroom One

3.45m x 3.84m (11'4" x 12'7")

Upvc double glazed window to front elevation. Single radiator. Built in wardrobes with sliding doors.

Bedroom Two

3.01m x 3.30m (9'11" x 10'10")

Upvc double glazed window to front elevation. Single radiator. Built in wardrobes with sliding doors.

Bathroom

1.67m x 2.30m (5'6" x 7'7")

Low flush w.c. Pedestal wash basin. Bath with shower over. Single glazed window. Single radiator.



Garage

5.11m x 3.18m (16'9" x 10'5")

'Ideal Mexico' boiler.

Outside

Large tarmac driveway to the front elevation and lawned garden. To the rear large lawned garden and patio area.



Tenure & Possession

Freehold with vacant possession upon completion.

Services

Mains water, gas, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

Council Tax Band 'D' as at 10.08.2017

Reference: rdh.lc.10.08.2017

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Valuation Advice for Prospective Purchasers

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.

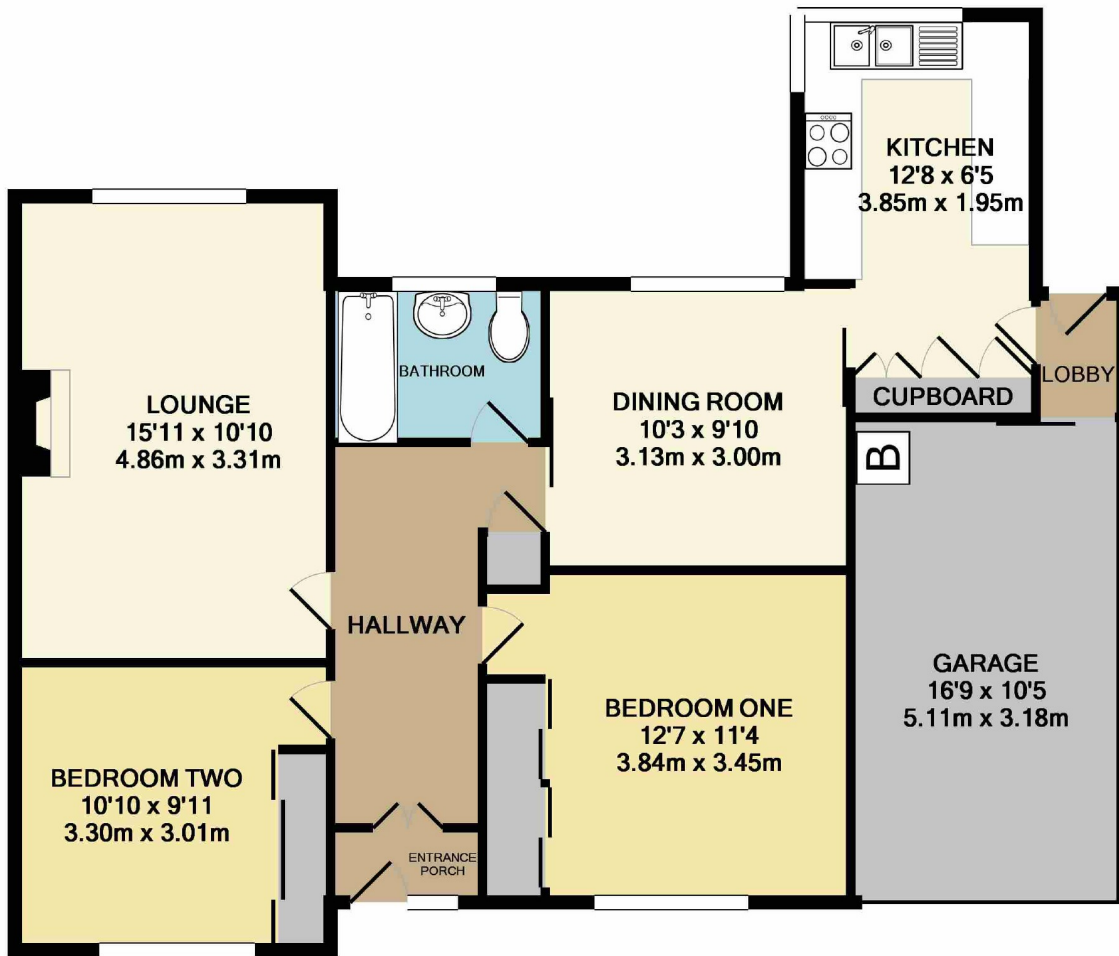
Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate



76, Stanklyn Lane, Summerfield, KIDDERMINSTER, DY10 4HS

Dwelling type: Detached bungalow
Date of assessment: 12 August 2017
Date of certificate: 12 August 2017
Reference number: 8133-7428-5430-2312-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 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

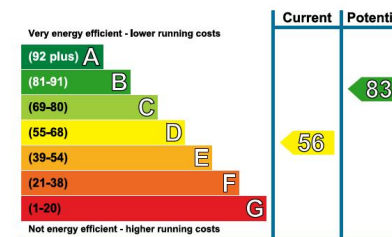
Estimated energy costs of dwelling for 3 years:	£ 2,805
Over 3 years you could save	£ 1,023

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 150 over 3 years	
Heating	£ 1,992 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 603 over 3 years	£ 210 over 3 years	
Totals	£ 2,805	£ 1,782	

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



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 96	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 225	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 72	✓

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Doolittle & Dalley.

Chartered Valuation Surveyors, Property Sales & Letting Agents

Estate House, Proud Cross Ringway, Kidderminster,
Worcestershire, DY11 6AE
T: 01562 821600
F: 01562 746411
sales@doolittle-dalley.co.uk

46 West Castle Street, Bridgnorth,
Shropshire WV16 4AD
T: 01746 763336
F: 01746 768036
bridgnorth@doolittle-dalley.co.uk