

20A SUMMER HILL AVENUE  
KIDDERMINSTER WORCESTERSHIRE DY11 6BY

**phipps and  
pritchard**  
with McCartneys

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auctioneers

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An rare opportunity to purchase a ground floor apartment redecorated throughout November 2016 offering a modern contemporary feel in a sought after location on the Bewdley side of Kidderminster. Reception Hall, kitchen, lounge, bedroom, bathroom, storage cupboard. Superbly maintained both internally and externally. Fore garden with shed. Car park which serves the four apartments. No upward chain. Early inspection recommended. 'Energy Rating '

**PRICE: OFFERS IN THE REGION OF £119,500**



**Kidderminster** 01562 822244    **Stourport-on-Severn** 01299 822060    **Tenbury Wells** 01584 811999    **Cleobury 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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**Number 20a Summer Hill Avenue is located in a popular residential and sought after location. The property sits well back from the kerbside behind a tarmac driveway affording off-road parking. This one bedroom apartment offers spacious accommodation having been redecorated throughout by the current owner and can only be fully appreciated by personal inspection.**

**The accommodation more fully comprises:**

UPVC door opens to reception hall.

**Reception Hall** - 19' 2" x 7' 9" (5.85m x 2.36m) Having side facing UPVC feature window. Doors radiate to kitchen, lounge, bedroom, bathroom and substantial storage cupboard. Coving to ceiling. Ceiling light point, Gas central heating radiator, smoke alarm. Telephone point. Wood effect laminate floor covering. Housing Broadband wifi hub.

**Kitchen** - 12' 1" x 6' 4" (3.69m x 1.92m) Side facing UPVC double glazed window. Coving to ceiling. Ceiling light point. Gas central heating radiator. The kitchen is part tiled having rolled top working surfaces with a range of wall and base cupboards. Integrated Beko electric oven, gas hob and extractor cooker hood over. Space and plumbing for washing machine. Space for both fridge and freezer. Housing the Ferroli boiler. Tiled floor covering.

**Lounge** - 14' 1" x 12' 0" (4.29m x 3.67m) UPVC double glazed front facing Bay window. Gas central heating radiator. Coving to ceiling. Ceiling light point. TV aerial point. Continuation of wood effect laminate floor covering from reception hall.

**Bedroom** - 11' 6" x 8' 5" (3.50m x 2.56m) Having a front facing UPVC double glazed window. A double bedroom with coving to ceiling. Continuation of the wood effect laminate floor covering from the reception hall.

**Bathroom** - 8' 5" x 6' 4" (2.56m x 1.94m) Side facing UPVC double glazed window. Ceiling light point, coving to ceiling. The bathroom is part tiled having a white suite comprising WC, wash hand basin with tiled splash back, panelled bath with Neptune Solo shower over. Tiled floor covering. Double door storage cupboard.

**OUTSIDE:** To the front is a garden shared between Number 20 and 20a. Shed remains.

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

**TENURE:** Leasehold. 968 years remaining. Each of the four flats make up Old Court (Kidderminster) Management Limited. Each resident pays a ground rent of £40 per month which covers any repairs required, annual insurance and accountants fees. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

**CURRENT COUNCIL TAX BAND: A**

**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.

UPVC double glazed door was new July 2011  
Central heating serviced May 2017.

**VIEWING:** By appointment with the agent's offices.

**DIRECTIONS TO THE PROPERTY:**

Leave Kidderminster on the A456 in the direction of Bewdley. Proceed over the traffic lights at Kidderminster Hospital and continue up Bewdley Hill. Take the first right into Summer Hill Avenue. Proceed along Summer Hill Avenue and the property will be found 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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