

**PAPER MILL COTTAGE 121 BRIDGNORTH ROAD
ALVELEY BRIDGNORTH SHROPSHIRE WV15 6HE**



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Energy Performance Certificate



121, Alveley, BRIDGNORTH, WV15 6HE

Dwelling type: Detached house
Date of assessment: 13 April 2017
Date of certificate: 13 April 2017
Reference number: 9278-3073-7284-5413-2970
Type of assessment: RdSAP, existing dwelling
Total floor area: 133 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

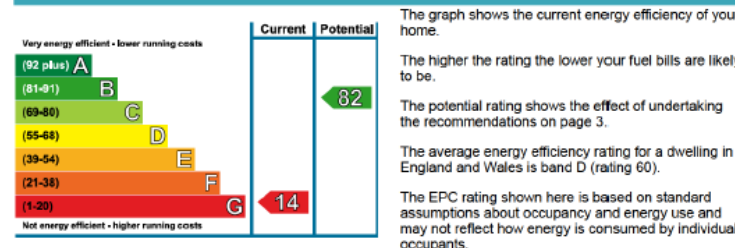
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 8,253 |
| Over 3 years you could save | £ 4,824 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 228 over 3 years | £ 228 over 3 years | |
| Heating | £ 7,353 over 3 years | £ 2,931 over 3 years | |
| Hot Water | £ 672 over 3 years | £ 270 over 3 years | |
| Totals | £ 8,253 | £ 3,429 | |

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 Room-in-roof insulation | £1,500 - £2,700 | £ 2,034 | ✓ |
| 2 Cavity wall insulation | £500 - £1,500 | £ 513 | ✓ |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £ 633 | ✓ |

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.



An opportunity to purchase a 3 bedroom cottage oozing character and charm enjoying a superb plot with substantial grounds, a stream and a paddock. An absolute gem tucked away in the sought after village of Alveley. Entrance Porch, reception hall, lounge and dining areas, conservatory, breakfasting dining kitchen, 3 double bedrooms, Master with en-suite shower room, family bathroom. Detached brick built double garage, workshop, Paddock. NO UPWARD CHAIN. VIEWING ESSENTIAL. 'Energy Rating G'

PRICE: OFFERS IN THE REGION OF £450,000

- 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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Paper Mill Cottage is a detached 3 bedroom cottage, parts of which date to the 1700's. Full of character and charm the property enjoys an idyllic setting with its own stream running through.

The property has been within our Vendors ownership since 19xx which is testament to the nature and position of the property.

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

An early inspection is recommended to avoid disappointment. The accommodation more fully comprises:

Entrance Porch -Door opens to entrance porch which has front facing, rear facing and two side facing windows. Ceiling light point. Small loft access. Door opens to reception hall.

Reception hall - 12' 10" x 11' 10" (3.91m x 3.61m) Currently housing the dining table the reception hall has both front facing and side facing windows. Ceiling light and wall light points. Double gas central heating radiator. From the reception hall doors radiate to the lounge, the kitchen and the substantial under stairs storage cupboard.

Lounge and dining room - 24' 1" x 18' 8" (7.35m x 5.68m) The lounge and dining areas offer spacious and versatile accommodation. A wealth of character with the exposed beamwork. Front facing, rear facing Beau and two side facing windows, 4 ceiling light and 4 wall light points. Two double central heating radiators, TV aerial point. To the far corner of the bar area is a double door storage cupboard housing the meters. Double doors open into the conservatory.

Conservatory - Being double glazed and having two wall light points. Double doors open out onto the rear gardens.

Breakfasting dining kitchen - 14' 0" x 12' 8" (4.26m x 3.85m) Having both rear facing and front facing windows, two ceiling light points, double central heating radiator. The kitchen enjoys a beamed ceiling. Rolled top working surfaces with a range of wall and base cupboards. Integrated Electrolux oven and grill, integrated AEG dishwasher, Integrated 6 gas ring hob with extractor

cooker hood over. Integrated fridge. Serving hatch to lounge area. Door to utility.

Utility Room - 6' 8" x 6' 3" (2.03m x 1.90m) Rear facing window. The utility is part tiled having working surface with stainless steel sink and drainer inset. Housing the Volera Linea Condenser boiler. Space and plumbing for washing machine. Doorways to WC and Storage cupboard currently housing the fridge freezer.

WC cloaks - Front facing window, ceiling light point. WC

First Floor Landing - Having two side facing windows. Two ceiling light points. Doors radiate to bedrooms and bathroom.

Master bedroom - 12' 11" x 12' 10" (3.93m x 3.92m) Having rear facing dormer window, ceiling light point and double central heating radiator. A double bedroom with a multitude of built in wardrobes and overhead storage. Secret doorway reveals a dressing area and en-suite shower room.

Dressing area - Suite of built in wardrobes. Ceiling light point. Door to en-suite.

En-suite shower room - Side facing window, two ceiling light points. The en-suite is part tiled having WC, wash hand basin with tiled splash back and separate shower cubicle. Loft access.

Bedroom 2 - 12' 11" x 10' 8" (3.94m x 3.26m) Side facing window, ceiling light point. Single gas central heating radiator. A further double bedroom with built in storage cupboard and fitted furniture. Loft access.

Bedroom 3 - 9' 10" x 8' 7" (2.99m x 2.61m) Having both front facing and side facing windows. Double central heating radiator, ceiling light point. Further double bedroom currently used as an office. Built in wardrobe.

Family bathroom - 10' 0" x 7' 5" (3.05m x 2.27m) having rear facing window, ceiling light point. Double central heating radiator. The bathroom is part tiled having a peach Stelrad Doulton suite comprising WC, corner bath, bidet and 'His' n 'Hers' wash hand basins inset into double vanity unit.

OUTSIDE:

Detached Brick built double Garage - 24' 11" x 9' 7" (7.59m x 2.91m) Having two side facing windows, two fluorescent ceiling lights. The garage has two up and over doors. Having a pitched roof, light and power.

Workshop - 23' 7" x 9' 7" (7.20m x 2.91m) Having two ceiling light points, workbench. Light and power. Door to gardens.

Foregarden - Paper Mill Cottage is a gem tucked away from the lane, its gate opening to a substantial foregarden with turning circle for cars to access in and out of the driveway. A detached double garage is located to the front. Lawned areas, established borders and mature shrubs. Pathway leads to the bridge which leads to the Cottage. A stream running beneath.

Private and enclosed rear gardens - Gated access to the enclosed rear gardens. Mainly laid to lawn, established borders and mature shrubs. Patio areas for Al Fresco dining. The workshop offers substantial and versatile space. Shed will remain. Access from the rear of the garden leads to the Paddock.

The Paddock - There is a rear access to the paddock from the lane.

SERVICES: Mains services connected to the property include water and electricity. Septic tank. No mains gas - Calor gas tank in front garden.

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: D

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 in the A442 in the direction of Bridgnorth. Continue along the A442 passing The Squirrel public house, passing Cooks Cross Lane. The turning for Papermill Cottage is located on the left hand side identified by the direction arrow.

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. Authorized 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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