

# 60 SUMMER ROAD KIDDERMINSTER WORCESTERSHIRE DY11 7JS

**phipps and  
pritchard**  
with McCartneys

chartered surveyors  
estate agents  
auctioneers

## 60 SUMMER ROAD KIDDERMINSTER WORCESTERSHIRE DY11 7JS

### Energy Performance Certificate



60, Summer Road, KIDDERMINSTER, DY11 7JS

Dwelling type: Semi-detached bungalow Reference number: 2668-7916-7250-1607-8934  
Date of assessment: 26 October 2013 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 04 November 2013 Total floor area: 112 m<sup>2</sup>

#### Use this document to:

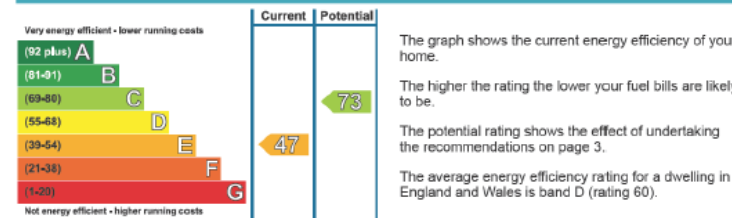
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,371
Over 3 years you could save	£ 1,485

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 180 over 3 years	You could save £ 1,485 over 3 years
Heating	£ 3,339 over 3 years	£ 2,472 over 3 years	
Hot Water	£ 768 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 4,371</b>	<b>£ 2,886</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 Floor Insulation	£800 - £1,200	£ 153	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 66	✓
3 Low energy lighting for all fixed outlets	£40	£ 69	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4



A recently extended three bedroom dormer bungalow. Ground floor - Bathroom. Bedroom. Living Room. Kitchen/Dining Room & extension providing for Family Day Room & Utility. First Floor - Two double Bedrooms. W.C. Gas to radiator central heating. Extensive driveway and off-street parking. Fore Garden and private Rear Gardens. 'Energy Rating F'

Kidderminster  
01562 822244

Stourport-on-Severn  
01299 822060

Tenbury Wells  
01584 811999

Cleobury Mortimer  
01299 270301

Lettings  
01562 861886

PHIPPS AND PRITCHARD WITH MCCARTNEYS is a trading name of McCartneys LLP which is a Limited Liability Partnership.

REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.

MEMBERS: J Uffold BSc(Hons), MRICS, FAAV, FLAA, MNAVA, Chairman. C Rees MRICS. N Millinchip DipSurvPract, MNAEA. GJ Fowden FNAEA. GR Owens FRICS. FAAV, FLAA. CC Roads FLAA. MR Edwards MRICS, FASI, FNAEA, FCIQB, CW Jones FAAV, FLAA. GR Wall Dip AFM, DipSurv, MRICS, MBIAC, MNAVA, MRAC, FAAV, FLAA. JG Williams BSc (Hons), MRICS. JM Layton Mills BSc (Hons), MRICS, FAAV, FLAA. DA Hughes BSc, MRICS, MCIQB, MASI. DA Anderson MNAEA. TW Carter BSc (Hons), MRICS, MNAEA. MW Thomas ALAA, MNAVA. M Kelly, DS Thomas BSc(Hons), MRICS, MNAEA

ASSOCIATE MEMBERS: K H Morris BSc (Hons), MRICS, FAAV. A Kirk, LJ Morris BSc (Hons), PG Dip Surv MRICS, MNAEA. SW Edwards, BA (Hons), PgDipSurv, MRICS, IRRV (Hons), GO Jones BSc(Hons), MRICS. PP Blackman-Howard ANAVA. MA Fish. JM Tulloch MNAEA, MICBA.

PARTNERSHIP SECRETARY: Dawn Hulland

PARTNERSHIP ACCOUNTANT: Matthew Kelly

CONSULTANTS: CJ Smith FRICS. RS Gwilliam FRICS, FAAV, FLAA. LD Thomas FRICS, FAAV, TW Jones BSc (Hons), FRICS. RR Williams BSc, FRICS. PE Herdson DipEstMan, FRICS

REGIONAL OFFICES: Kidderminster, Stourport-on-Severn, Bridgnorth, Craven Arms, Tenbury Wells, Brecon, Builth Wells, Hay-on-Wye, Kington, Knighton, Llandrindod Wells, Ludlow, Newtown, Presteigne, Rhayader, Welshpool, Worcester (market). ASSOCIATED OFFICE: 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.



**PRICE: OFFERS IN THE REGION OF  
£175,000**

[www.phippsandpritchard.co.uk](http://www.phippsandpritchard.co.uk)

**If you are seeking a large and versatile property, then we would draw your early attention to this recently extended spacious family house with the added advantage of a full ground floor bedroom and bathroom facility for those seeking bungalow accommodation plus having two good sized double bedrooms at first floor. The extension to the rear has created a good sized family day room and utility area with adjacent kitchen and dining space.**

**Located on the Stourport side of Kidderminster within the Foley Park area which is well provided for with local convenience shopping, main bus routes and the nearby Brintons Park and new Kidderminster leisure centre being within a short distance.**

**We would recommend your early inspection of the accommodation to avoid disappointment which more fully comprises:**

**Open Storm Porch** - Carriage lamp

**'L' Shaped Hall** - Radiator. Double power point. Coats cupboard.

**Living Room** - 10' 6" x 16' 1" (3.2m x 4.9m) Double glazed window to front. Seven double power points. Chimney breast with fitted multi-fuel stove and hearth. Double radiator. Wood laminate effect flooring. Feature part glazed and patterned door to hall.

**Bedroom No 1** - 9' 5" x 11' 11" (2.87m x 3.63m) Double glazed window to front. Five double power points. Radiator. Ceiling light point.

**Bathroom** - 6' 2" x 5' 7" (1.87m x 1.69m) Opaque double glazed window to side. Panelled bath with mid-point mixer taps, shower screen and fitted 'Newlec Calypso' electric shower unit. Pedestal wash hand basin. Low level w.c. Radiator. Ceiling light point.

**Kitchen/Dining Area & Family Room/Utility** - Split into:

**Kitchen** - 10' 6" x 6' 11" (3.2m x 2.1m) Double glazed window to side. Feature block work tops with cupboards. Cooker space with 'Stoves' traditional double oven with four ring ceramic Halogen hob. Wall mounted 'Worcester' central heating and domestic hot water boiler. Five double power points. Six recessed spotlights. Opening through to:

**Dining Area** - 10' 6" x 13' 1" (3.19m x 4.0m) Radiator. Two double power points. Staircase off to first floor.

From the kitchen and dining area there are two open archways that lead through to the:

**Family Day Room/Utility extension** - 19' 7" x 9' 5" (5.97m x 2.86m) Double glazed window to side. Flush folding five bay double glazed doors to rear. Ten recessed spotlights to ceiling. **Utility Area** - Feature block work tops. Ceramic Belfast style sink. Space and plumbing for washing machine, dishwasher and tumble dryer. Four double power points and below surface feeds. **Family Day Room Area** - Two double power points. TV aerial point.

From the dining area a staircase rises to the:

**First Floor Landing** - One double power point. Ceiling light point. Smoke alarm.

**Cloaks/w.c.** - W.C & wash hand basin.

**Bedroom No 2** - 16' 1" x 10' 3" (4.9m x 3.12m) + 10' 4" x 9' 11" (3.14m x 3.02m) Double glazed window to side. Double radiator. Three double power points. Three wall light points. Ceiling light point. Useful deep under eaves storage cupboard. Wardrobe/storage cupboard.

**Bedroom No 3** - 13' 4" x 11' 10" (4.07m x 3.6m) Double glazed window to side. Radiator. Four double power points. Fitted wardrobes. Deep useful over stairs alcove and loft access. Ceiling light point. Cupboard housing the foam lagged copper cylinder, immersion heater and central heating programmer.

**Outside** - To the front of the property is a good sized fore garden and extensive driveway with off-street parking, leading through to the full width rear patio area with lower gardens.

**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 the Stourport Road adjacent to Brintons Park and at the traffic lights proceed straight over continuing on the Stourport Road. Take the third available right hand turning into Goldthorn Road and bear right turning right into Summer Road. Proceed along Summer Road where 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.

**Find us on the following websites:**  
[www.phippsandpritchard.co.uk](http://www.phippsandpritchard.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)

**OFFICE REF: CR.SS.PKP12223.060916**