

# 3 CONNAUGHT AVENUE KIDDERMINSTER WORCESTERSHIRE DY11 6LS



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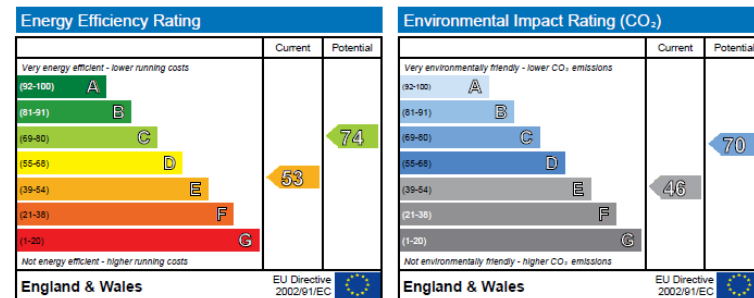
### Energy Performance Certificate



3 Connaught Avenue  
KIDDERMINSTER  
Worcestershire  
DY11 6LS

Dwelling type: Detached house  
Date of assessment: 17 September 2008  
Date of certificate: 17 September 2008  
Reference number: 9538-8028-6281-5708-8050  
Total floor area: 95 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

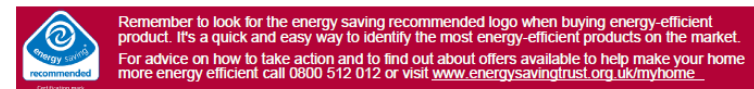
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	365 kWh/m <sup>2</sup> per year	199 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.8 tonnes per year	3.2 tonnes per year
Lighting	£79 per year	£43 per year
Heating	£704 per year	£399 per year
Hot water	£99 per year	£84 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



A 3-bedroom detached family home located on the Bewdley/Stourport side of Kidderminster. Entrance porch, reception hall, lounge, dining room, music room, kitchen, 3 bedrooms, family bathroom, fore and rear gardens, driveway, double garage to the rear of the property with electric up-and-over door, an early inspection is recommended.

Energy Rating: E

PRICE: OFFERS IN THE REGION OF  
£195,000

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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.





**DESCRIPTION** - Number 3 Connaught Avenue is spacious and versatile detached family home sitting on a good sized plot.

The property is located in a sought after postcode on the Bewdley/Stourport side of Kidderminster.

The property is well maintained and similar properties in the immediate area rarely become available and therefore your early inspection is strongly recommended.

The accommodation more fully comprises:-

**UPVC double glazed door opens to:** -

**ENTRANCE PORCH** - having ceiling light point, door opens to inner hall and archway to reception hall.

**INNER HALL** - having side facing double glazed window, ceiling light point, door to:

**WC/CLOAKS** - having side facing double glazed window, ceiling light point, single gas central heating radiator, having a white suite with wc and wash hand basin with tiled splashback.

**RECEPTION HALL** - having ceiling light point, single gas central heating radiator, door to under-stairs storage with light, further doors radiate to the dining room, music room, kitchen and stairs rise to the first floor landing.

**MUSIC ROOM** - 9' 2" x 9' 0" (2.79m x 2.74m) having front facing double glazed window, ceiling light point, television aerial point and telephone point, single gas central heating radiator.

**KITCHEN** - 12' 11" x 8' 8" (3.94m x 2.63m) having front facing UPVC double glazed window, fluorescent ceiling strip, double central heating radiator, the kitchen is part tiled with roll top working surfaces and a range of wall and base cupboards, stainless steel sink and drainer inset, space and plumbing for washing machine and space for tumble drier, internal window looking through to the dining room, UPVC double glazed door opens to the rear gardens.

**DINING ROOM** - 10' 0" x 7' 7" (3.05m x 2.31m) having side facing UPVC double glazed window, ceiling light point, single gas central heating radiator, telephone point, opening through to the:

**LOUNGE** - 18' 1" x 10' 11" (5.50m x 3.34m) having large rear facing UPVC double glazed window looking out to the garden, Door to rear gardens.

Ceiling light point, two wall light points, two double central heating radiators. Gas heater.

**FIRST FLOOR LANDING** - having side facing UPVC double glazed window giving light to the landing space, ceiling light point, telephone point, doors radiate to the bedrooms and bathroom.

**BEDROOM ONE** - 13' 0" x 9' 11" (3.96m x 3.03m) having rear facing UPVC double glazed window, ceiling light point, a double bedroom with built-in wardrobes. Single gas central heating radiator.

**BEDROOM TWO** - 10' 9" x 10' 5" (3.28m x 3.18m) having front facing UPVC double glazed window, ceiling light point, single gas central heating radiator, a further double bedroom with built-in wardrobe.

**BEDROOM THREE** - 7' 2" x 7' 10" (2.19m x 2.38m) having front facing UPVC double glazed window, ceiling light point and single gas central heating radiator.

**OUTSIDE:** -

**DOUBLE GARAGE** - 15' 5" x 15' 8" (4.69m x 4.77m) having external wall light, a double garage with electric up-and-over door, the garage having light and power, accessed via a shared driveway to the side of number 2.

**FOREGARDEN** - The property sits well back from the kerbside in an elevated position, having tarmacadammed driveway with adjacent pathway leading to the lawned foregarden, established borders and mature shrubs. Gated access to both sides of the property leading to the private and enclosed rear gardens.

**PRIVATE AND ENCLOSED REAR GARDENS** - having crazy paved patio area, steps ascending to lawned area with established borders and mature shrubs. To the rear of the garden is gated access leading out to the shared driveway around to the double garage. Gated access to the foregardens. Number 3 Connaught Avenue benefits from the double garage situated in the middle of a block of three.

**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 continuing over the traffic lights at Brintons Park and take the first right into Sutton Park Road. Proceed a short distance along Sutton Park Road taking the first right hand turning into Connaught Avenue.

**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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