

4 GREATFIELD ROAD KIDDERMINSTER WORCESTERSHIRE DY11 6PP

**phipps and
pritchard**
with McCartneys

chartered surveyors
estate agents
auctioneers

4 GREATFIELD ROAD KIDDERMINSTER WORCESTERSHIRE DY11 6PP

Energy Performance Certificate

4, Greatfield Road, KIDDERMINSTER, DY11 6PP

Dwelling type: Semi-detached bungalow
Date of assessment: 13 April 2017
Date of certificate: 18 April 2017

Reference number: 9178-7005-7254-5413-2950
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 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:	£ 2,118
Over 3 years you could save	£ 345

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 150 over 3 years	
Heating	£ 1,593 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,118	£ 1,773	

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

Very energy efficient - lower running costs

Current	Potential
67	83

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.

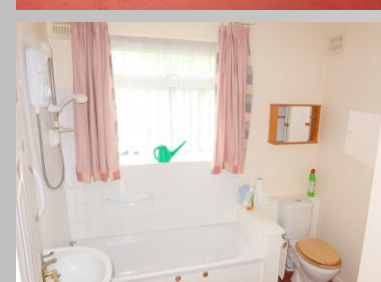
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 177	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£20	£ 75	<input checked="" type="checkbox"/>
3 Solar water heating	£4,000 - £6,000	£ 93	<input checked="" type="checkbox"/>

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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Much larger than it looks! - a 1950's 2/3 bedroom semi detached bungalow being sold with the distinct advantage of no upward chain. The property has a substantial rear extension creating a separate extra reception room, or an additional bedroom depending upon user requirements, and given this then the property as a whole has an impressive maximum internal depth of over 15m/50ft! This is a property which really needs to be seen and similar opportunities would be hard to find!

Energy Rating: D

STOURPORT OFFICE 01299 822060

**PRICE: OFFERS IN THE REGION OF
£165,000**

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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DESCRIPTION - Number 4 Greatfield Road is a very desirable and substantial 2/3 bedroom semi detached bungalow having a good position at the corner of Hemming Street. Whilst the property has ample driveway parking to the front, there is also potential to reintroduce additional parking, or garaging to the rear, if required as there is still a drop kerb from Hemming Street. Please also see the additional comments under the garden description.

In terms of convenience, a range of local amenities are close at hand and Kidderminster town centre itself is within comfortable walking distance being approximately one mile distant. In addition, Brinton Park is literally just at the end of the road and still remains as one of Kidderminster's principal leisure assets, offering approximately 30 acres of space with large open grassed areas, a modern enclosed children's play park, paddling pool, bandstand, skate park and a bowling green plus tennis and basketball courts, etc. Brinton Park is also the site for the annual Kidderminster Carnival and other musical events in the Bandstand throughout the Summer.

In broad thought then what an amazing extension to one's own garden, totally free from maintenance !

The property is offered for sale with the distinct advantage of no upward chain and affords well presented gas centrally heated accommodation to comprise:-

Access is gained via door to: -

PORCH - with UPVC double glazed windows to side and rear elevations, further UPVC double glazed obscured door opens to:

'L' SHAPED RECEPTION HALL - with ceiling light point, central heating radiator and doors to:

LIVING ROOM - 16' 4" x 10' 10" (4.98m x 3.30m) [max measurements in to alcove] with ceiling light point, central heating radiator, UPVC double glazed sliding patio door to rear elevation opening to the gardens, fireplace with electric fire.

KITCHEN - 10' 1" x 8' 10" (3.07m x 2.70m) with four down-lighters, UPVC double glazed window to side elevation, central heating radiator, range of both wall and base mounted kitchen units with complementary roll top surface over, having inset one and a half bowl sink unit, door to:

SITTING ROOM/DINING ROOM - 15' 10" x 9' 10" (4.82m x 2.99m) [or Bedroom 3 - depending upon user requirements][max measurements] with ceiling

light point, access to loft space, central heating radiator, three UPVC double glazed windows, fireplace with electric fire and door to:

WALK-IN UTILITY CUPBOARD - with gas meter, plumbing and space for automatic washing machine and modern style 'Ideal Logic +' combination boiler.

From the Reception Hall doors radiate to: -

BEDROOM ONE - 14' 0" x 10' 11" (4.27m x 3.33m) [max measurements in to alcove] with ceiling light point, central heating radiator and UPVC double glazed window to front elevation.

BEDROOM TWO - 11' 0" x 10' 1" (3.36m x 3.07m) with ceiling light point, central heating radiator and UPVC double glazed window to front elevation.

BATHROOM - 8' 9" x 6' 9" (2.67m x 2.05m) with two down-lighters, UPVC double glazed obscured window to side elevation, central heating radiator, fitted linen cupboard with slatted shelving and an additional central heating radiator, low level flush wc, pedestal hand wash basin and bath with electric shower over.

OUTSIDE: - The bungalow stands back behind a low maintenance paved foregarden together with a tarmacadammed driveway providing off road parking but equally the paved area is also suitable for parking too! The property is also nicely screened from the road, to both sides, by mature trees.

REAR/SIDE GARDENS - with block paved patio, stone coverings and various established shrubs and trees. There is also the potential to re-introduce rear parking/garaging if desired and, in fact the remnants of a former garage - namely the concrete hard-standing - can still be seen. There is also a drop kerb from Hemming Street.

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: B

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: From the centre of Kidderminster proceed out of the town in the direction of Stourport, at Foley Park traffic lights turn right to Sutton Road and then take the third left to Greatfield Road.

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.

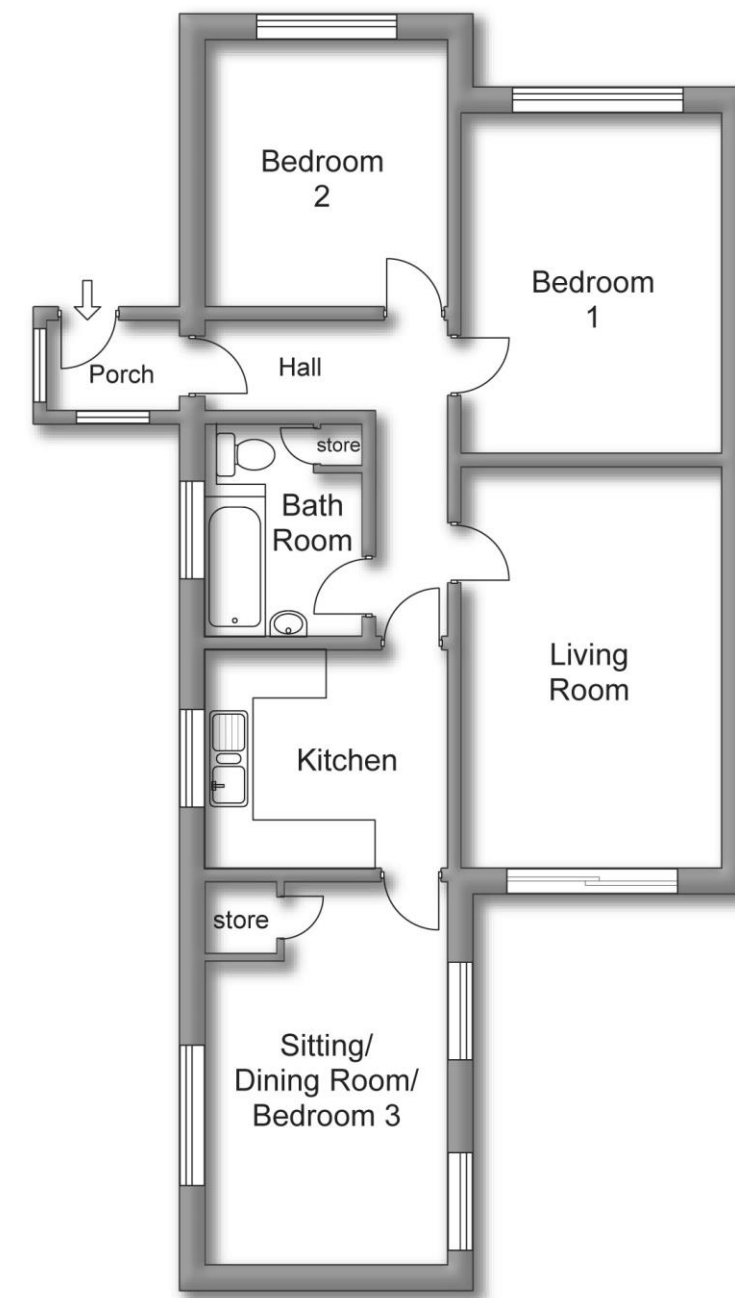
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www.phippsandpritchard.co.uk

www.onthemarket.com

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