



# PRIORY

PROPERTY SERVICES



**1 Bedroom. End Mews Home With Pleasant None Overlooked Garden To The Rear. Modern Fitted Kitchen & Lounge. First Floor Bathroom. uPVC Double Glazing & Gas Central Heating System. No Upward Chain!**



49 Severn Close Biddulph ST8 7PG

£99,950

**ENTRANCE/KITCHEN** 13' 4" maximum into the entrance recess area x 8' 4" (4.06m x 2.54m)

uPVC double glazed door to the front. Panel radiator. Door to storage cupboard with slatted shelf. Fitted range of modern base units with work surfaces above. Built in stainless steel effect four ring gas hob with stainless steel effect circulator fan/light above. Built in (Indesit) electric oven below. Various drawer and cupboard space. Plumbing and space for an automatic washing machine. Space for fridge under the units. Further built in storage cupboard with slatted shelves. Wall mounted (Ferrol) gas combination central heating boiler. Vinyl flooring. Inset ceiling light. Access to the lounge. uPVC double glazed window towards the front elevation.

**LOUNGE** 14' 0" x 13' 4" both measurements are maximum into the stairs (4.26m x 4.06m)

Panel radiator. Television point. Open turn flight stairs allowing access to the first floor. Inset ceiling lights. uPVC double glazed window and door allowing access and views to the rear garden.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Ceiling light point. Access to the bedroom and bathroom.

**BEDROOM** 13' 0" x 8' 2" (3.96m x 2.49m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front.

**BATHROOM** 10' 4" x 4' 10" (3.15m x 1.47m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps. Panel bath with chrome colored mixer tap and shower attachment. Part tiled splash backs. Chrome colored towel radiator. Inset ceiling lights. uPVC double glazed window to the front elevation.

**EXTERNALLY**

Parking area. Easy access to the front elevation.

**REAR ELEVATION**

The rear has a good size flagged patio area that enjoys the majority of the mid-day to later evening sun. Patio area continues down the side where there is further hard standing for timber shed. Easy pedestrian access to the front. Gated access out to the side. Rear garden is mainly laid to lawn. Pleasant views of the 'wooded area' to the rear. Timber fencing forms the boundaries. Security lighting.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed north along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Continue to the top and take the 6th left turning into 'Humber Drive' then 1st right into 'Severn Close'. The property can be clearly identified by our 'Priory Property Services' board

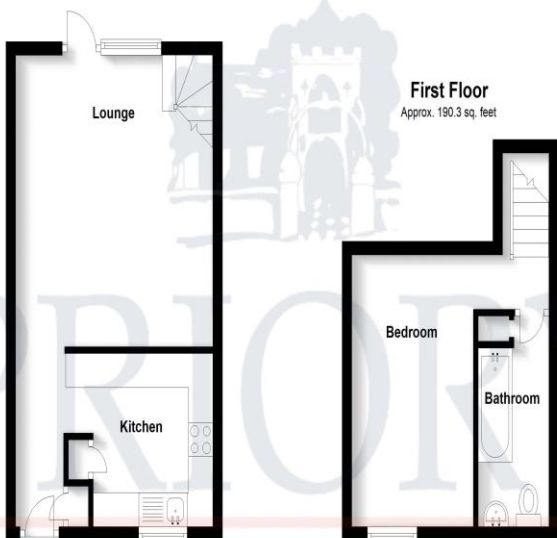
**VIEWING**

Is strictly by appointment via the selling agent.





**Ground Floor**  
Approx. 303.3 sq. feet



Total area: approx. 493.5 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Energy Performance Certificate**



49, Severn Close, Biddulph, STOKE-ON-TRENT, ST8 7PG  
 Dwelling type: End-terrace house Reference number: 8303-7528-5400-1382-9922  
 Date of assessment: 22 August 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 22 August 2017 Total floor area: 44 m<sup>2</sup>

**Use this document to:**

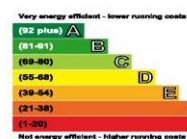
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,680</b>
<b>Over 3 years you could save</b>	<b>£ 315</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 99 over 3 years	You could save £ 315 over 3 years
Heating	£ 1,281 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 210 over 3 years	£ 135 over 3 years	
<b>Totals</b>	<b>£ 1,680</b>	<b>£ 1,365</b>	

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**



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 (solid floor)	£4,000 - £6,000	£ 95	
2 Low energy lighting for all fixed outlets	£65	£ 78	
3 Heating controls (room thermostat)	£350 - £450	£ 63	

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](http://www.gov.uk/energy-grants-calculator) or call 0500 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**PLEASE NOTE** – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.