



# PRIORITY

PROPERTY SERVICES



**1 Bedroom. Fully Refurbished To A Great Standard With The Added Addition Of A uPVC Double Glazed Conservatory. Pleasant Enclosed Rear Garden & Off Road Parking. Great Location! Ideal For First Time Buyers, Etc. Viewing Advised.**



**21 Severn Close Biddulph ST8 7PG**

**£110,000**

**CANOPIED ENTRANCE**

Lantern reception light. Gas and electric meter points.

**KITCHEN/LOUNGE 22' 10" x 13' 3" (6.95m x 4.04m)**

Brand new, selection of modern fitted 'high gloss' eye and base level units, base units having extensive work surfaces above and attractive tiled splash backs. Various power points over the work surfaces. Built in (Beko) stainless steel four ring gas hob with stainless steel circulator fan/light above. Matching (Beko) electric oven and grill combined below. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. One eye unit houses the wall mounted modern (Vaillant) combination central heating boiler. Plumbing and space for an automatic washing machine. Ample space for fridge and freezer side-by-side under the breakfast bar area of the kitchen. Storage cupboard. Quality 'timber effect' vinyl flooring to the kitchen. uPVC modern part glazed door to the front elevation. uPVC double glazed window to the front. Ceiling lights and feature lights over the breakfast bar area. Two panel radiators. Turn flight stairs allowing access to the first floor galleried bedroom. Television and telephone points. Ceiling pendant light in the vaulted ceiling area of the lounge. uPVC double glazed sliding patio window and door allowing pleasant views and access into the conservatory and garden beyond.

**CONSERVATORY**

Upvc double glazed windows to both the side and rear elevations allowing pleasant views of the garden. Pitched roof. Further sliding patio door allowing access into the garden.

**FIRST FLOOR BATHROOM 8' 0" minimum measurement excluding entrance recess area x 5' 0" (2.44m x 1.52m)**

Modern three piece bathroom suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap above and tiled splash back. Panel bath with chrome coloured mixer tap, shower attachment plus tiled splash backs. Modern vinyl 'timber effect' flooring. Panel radiator. Useful storage cupboard. Ceiling light point. uPVC double glazed frosted window to the front elevation.

**BEDROOM (Overlooking The Lounge) 13' 4" x 8' 0" approximately (4.06m x 2.44m)**

Panel radiator. Low level power points. Ceiling light point. Views down to the lounge. Landing and stairwell to the lounge. uPVC double glazed window towards the front elevation allowing pleasant views over Severn Close.

**EXTERNALLY**

The property is approached via a low maintenance gravelled garden with centre feature mature tree. Flagged patio.

**PARKING**

Resident parking to one side. Gated access into the rear garden.

**REAR ELEVATION**

The rear has a pleasant landscaped garden with low maintenance 'Astro Turf' lawned area. Flagged pathway and patio towards the head of the garden with hard standing for timber shed (nb. the vendor informs us that the shed is to be included in the sale. Small flower bed. Timber fencing forms

**Energy Performance Certificate**

21, Severn Close, Biddulph, STOKE-ON-TRENT, ST8 7PG

Dwelling type: End-terrace house      Reference number: 2108-4080-7211-2086-6950  
 Date of assessment: 20 September 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 20 September 2016      Total floor area: 46 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:	£ 1,770
Over 3 years you could save	£ 303

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 1,401 over 3 years	£ 1,185 over 3 years	You could save £ 303 over 3 years
Hot Water	£ 246 over 3 years	£ 159 over 3 years	
<b>Totals</b>	<b>£ 1,770</b>	<b>£ 1,467</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**

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).

**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 Flat roof insulation	£850 - £1,500	£ 114	Yes
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 99	Yes
3 Solar water heating	£4,000 - £6,000	£ 90	Yes

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.



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.