



**phipps and
pritchard**

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**4 Windmill View
Areley Common
Stourport on Severn
Worcestershire
DY13 0LB**



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4 WINDMILL VIEW, ARELEY COMMON, STOURPORT ON SEVERN, WORCESTERSHIRE, DY13 0LB

Square Footage: 1496 sq ft

Kitchen - 13' 5" x 12' 0" (4.11m x 3.68m)

Utility - 8' 0" x 5' 6" (2.44m x 1.69m)

Drawing Room - 17' 11" x 10' 9" (5.47m x 3.30m)

Dining Room - 11' 11" x 10' 11" (3.65m x 3.33m)

Bedroom 1 - 15' 5" x 10' 9" (4.72m x 3.30m) plus en-suite

Bedroom 2 - 11' 10" x 11' 6" (3.62m x 3.51m)

Bedroom 3 - 12' 8" x 11' 10" (3.88m x 3.62m)

Bedroom 4 - 10' 10" x 8' 2" (3.31m x 2.51m)

Study - 8' 2" x 7' 9" (2.51m x 2.37m)

Bathroom - 9' 1" x 6' 6" (2.79m x 1.99m)

Garage - 15' 6" x 15' 5" (4.73m x 4.72m)

Outside:

Services: Mains water, drainage, electricity and gas will be connected to the properties. Gas fired central heating to radiators. Double glazing via PVC units.

Tenure: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

Architects certificate

High specification throughout

White sanitary ware. Half tiled walls in bathrooms, cloakrooms, kitchens and laundry.

Kitchens with granite working surfaces, integrated appliances to include hob unit, oven and grill with

extractor over, refrigerator, freezer, dishwasher and washer/tumbler.

Roads: Tarmacadam

Private made up road – no road charges.

Rear gardens:

Paved patio areas and turfed.

Fixtures and 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.

Mortgage: As totally independent financial advisers Phipps & Pritchard are able to offer maximum mortgage requirements subject to status. For further information please contact Mr N Clee at our Kidderminster Office. The FSA do not regulate some form of mortgages.

Surveys and valuations: Phipps & Pritchard carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, Phipps & Pritchard can provide you with an Independent opinion. Please contact Chris Smith FRICS on 01299 401456 for further information.

Find us on the following websites:

www.phippsandpritchard.co.uk www.rightmove.co.uk
www.fish4homes.co.uk

OFFICE REF: TWRE/ZH 23.5.08PSP03140



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31 Worcester Street,
KIDDERMINSTER,
Worcestershire, DY10 1EQ.
Tel: 01562 822244

1 High Street,
STOURPORT ON SEVERN,
Worcestershire, DY13 8DJ.
Tel: 01299 822060

14 Load Street,
BEWDLEY,
Worcestershire, DY12 2AE.
Tel: 01299 401456

78 High Street,
BRIDGNORTH,
Shropshire, WV16 4DS.
Tel: 01746 767488

T.W.R.Elliott, FRICS R.A.Cory BSc MRICS P.E. Herdson Dip.Est.Man FRICS C.Rees MRICS

C.J. Smith FRICS W. Lyons MNAEA N. Millinchip DipSurvPract MNAEA

Consultant: D.J. Ward **Financial Consultant:** N. Clee M.L.I.A. (Dip)

Regulated by RICS

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. Messrs Phipps & Pritchard 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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