

**12 FAIRLEA CLOSE  
BOSBURY ROAD  
CRADLEY  
WORCESTERSHIRE  
WR13 5LT**

***Pughs***

**ESTATE AGENTS & VALUERS**

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
Tel: (01531) 631122 Fax: 631818  
Email: [property@hjpugh.com](mailto:property@hjpugh.com)  
Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)



- **Detached Four Bedroom**
- **Three Bathrooms**
- **High Quality Finish**
- **Garage and Off Road Parking**
- **Within Luxury Development**
- **Energy Rating B**

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Partners: H J Pugh FNAEA FNAVA; J H Pugh BSc (Hons) MRICS MNAVA; J D Thomson BSc (Hons) MRICS FAAV MARLA

12, Fairlea Close, Bosbury Road, MALVERN, WR13 5AN

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	0668-3829-7328-9921-4391
<b>Date of assessment:</b>	21 February 2019	<b>Type of assessment:</b>	SAP, new dwelling
<b>Date of certificate:</b>	21 February 2019	<b>Total floor area:</b>	168 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>£ 2,130</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 1,299 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 540 over 3 years	£ 255 over 3 years	
<b>Totals</b>	<b>£ 2,130</b>	<b>£ 1,845</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

	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	84	92	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 285
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 930

## 12 Fairlea Close, Bosbury Road, Cradley, Worcestershire, WR13 5LT

A newly constructed four bedroom, three bathroom detached house with the benefit of integral garage, bespoke kitchen bathroom and air source heating. Situated within a private new development located in the village of Cradley set in the foothills of the Malvern Hills which has easy commuting to Hereford and Worcester

### ENTRANCE

UPVc door to

### ENTRANCE HALLWAY

Steps up, stairs off, access to storage cupboard and integral garage, kardean floor

### KITCHEN 3.6M X 3.4M (11'10" X 11'2")

Brand new kitchen comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, AEG oven and microwave, five ring induction hob with extractor over, integral fridge and freezer, integral dishwasher, under floor heating, kardean floor

### DINING AREA 3.5M X 3.4M (11'6" X 11'2")

With under floor heating, bifold doors to rear garden, brand new fitted carpet

### LIVING ROOM 4.8M X 3.1M (15'9" X 10'2")

With under floor heating, brand new fitted carpet

### DOWNSTAIRS BEDROOM/LOUNGE 4.9M X 3.4M (16'1" X 11'2")

Oak laminate flooring, bi-fold doors to rear garden, brand new fitted carpet

### CLOAKROOM/ENSUITE

Brand new white suite comprising W.C, hand basin in vanity unit, shower cubicle, heated towel rail, kardean floor

### UTILITY ROOM 3.5M X 1.7M (11'6" X 5'7")

Brand new comprising fitted wall and units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, UPVc door to side, access to boiler cupboard, kardean floor

### FIRST FLOOR

Steps up to split landing with further steps to, brand new fitted carpets

### MASTER BEDROOM 7.2M X 3.5M MAXIMUM (23'7" X 11'6" MAXIMUM)

Horse shoe shaped room, radiator, brand new fitted carpets

### ENSUITE

Brand new white suite comprising W.C, hand basin in vanity unit, walk in shower cubicle, heated towel rail, kardean floor



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## 12 Fairlea Close, Bosbury Road, Cradley, Worcestershire, WR13 5LT

### **BEDROOM 4.3M X 3.0M (14'1" X 9'10")**

Radiator, brand new fitted carpets

### **ENSUITE**

Brand new white suite comprising W.C, hand basin in vanity unit, walk in shower cubicle, heated towel rail, kardean floor

### **BEDROOM 3.5M X 2.9M (11'6" X 9'6")**

Radiator, access to loft, brand new fitted carpets

### **AGENTS NOTES**

New build warranty for 10 years with Checkmate

### **OUTSIDE**

To the front of the property is off road parking for several vehicles, access to integral garage (4.8m x 2.7m) with electric roller door to front. A path to both sides of the property leads to the rear garden which will comprise patio area and lawn.

### **SERVICES**

We understand from the vendor that mains water, drainage and electricity are connected to the property. Telephone subject to BT regulations. Air source heating for underfloor heating downstairs and radiators upstairs.

### **TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion

### **COUNCIL TAX**

TBC

(Herefordshire Council 01432 260000)

### **VIEWING**

Strictly by appointment with the sole agents Pughs. Tel 01531631122  
out of hours 07836320330 James Pugh

### **ANTI MONEY LAUNDERING REGULATIONS**

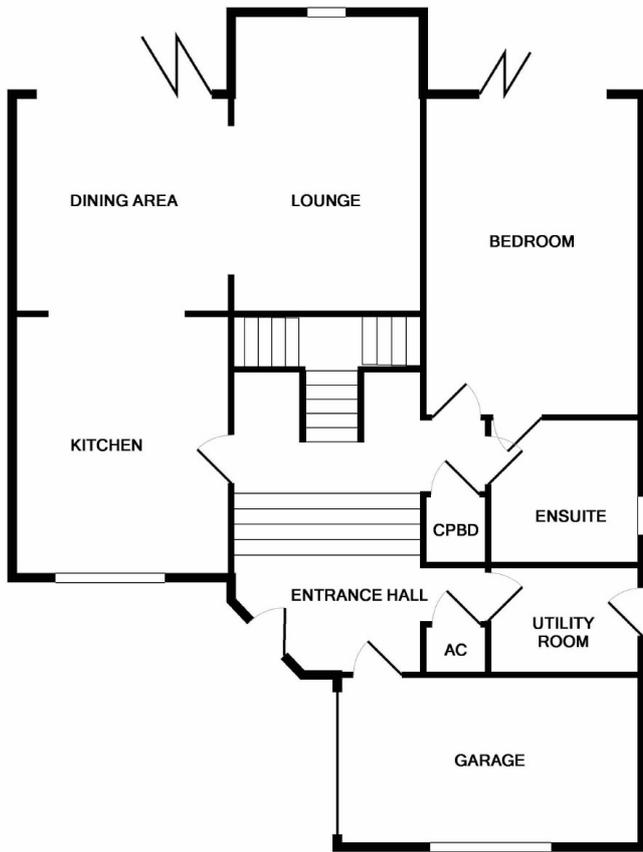
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### **LOCATION MAP**

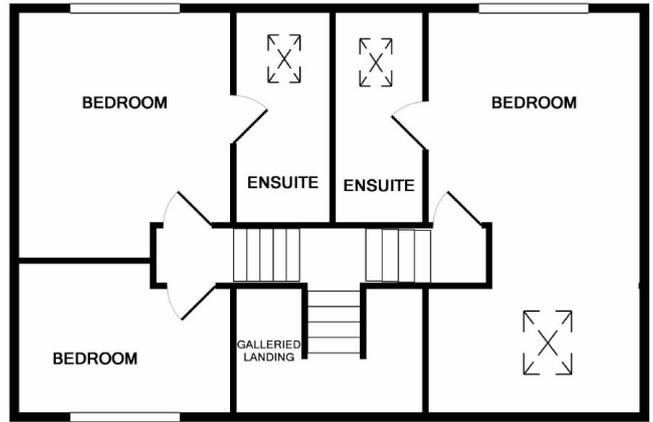


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# FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 1099 SQ.FT.  
(102.1 SQ.M.)



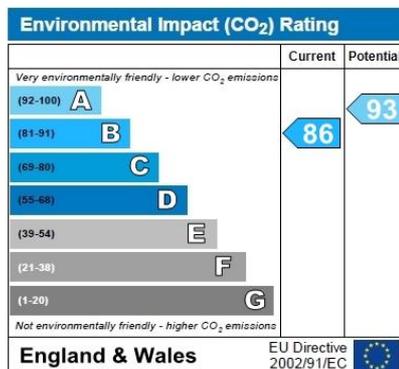
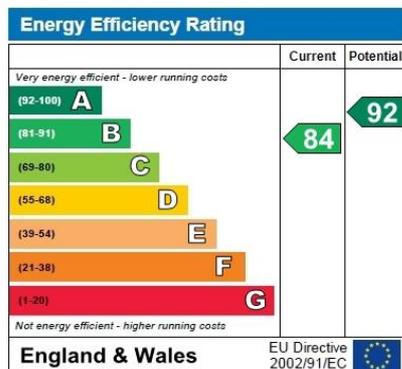
1ST FLOOR  
APPROX. FLOOR  
AREA 691 SQ.FT.  
(64.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1790 SQ.FT. (166.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## DIRECTIONS

From Ledbury proceed along the B4214 towards Bosbury, continue through Bosbury. Once in Cradley pass the Butchers and Fairlea Close is located on the left. Plot 12 is located at the top of the Cul De Sac, please see agent's board.



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

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