



12 Lockwheel House Woodhouse Close, Worcester, WR5 3FT

Guide Price £215,000



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Philip Laney & Jolly Worcester are delighted to offer this immaculately presented and well maintained two double bedroom apartment situated on a second floor within a sought after location.

The Diglis development is highly regarded for its convenient access to Worcester City Centre and Cathedral Plaza, where there is an excellent selection of shops, cafés, bars and leisure facilities.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. The apartment is accessed via either stairs or lift and comprises an entrance hall with a useful storage cupboard, together with an open plan living dining kitchen fitted with modern wall and base units and a range of quality integrated appliances including a fridge freezer, dishwasher and washer dryer. The living area also benefits from access to a private balcony, providing an ideal space for outdoor seating and relaxation.

There are two generously sized double bedrooms, with the principal bedroom enjoying the benefit of an en suite comprising a double shower cubicle, pedestal wash hand basin and low level WC. The main bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and low level WC.

Further benefits include an allocated parking space, double glazing and gas central heating.

Hallway

Radiator and ceiling spotlights. Storage cupboard with ceiling light point. Doors to all rooms.

Living Room

Double glazed windows to side aspect. Two radiators and two ceiling light points.

Kitchen Area

Double glazed window and door opening to rear aspect onto balcony. Kitchen fitted with a range of matching wall and base units with work surface over. One and a half bowl stainless steel sink and drainer. Integrated cooker and hob with splashback and extractor over. Integrated dishwasher, fridge freezer and washer dryer. Ceiling spotlights.

Bedroom One

Double glazed windows to rear aspect. Built-in wardrobe. Radiator and ceiling light point.

En-Suite

Double shower cubicle, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling spotlights. Extractor fan.

Bedroom two

Ceiling light point. Double glazed windows to side aspect. Radiator.

Bathroom

Ceiling spotlights. Low level WC and pedestal wash hand basin. Tiled splashbacks. Panelled bath with mains fed shower.

Parking

Parking for the property is one allocated parking space.

Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.

We believe there are 110 years remaining on the lease with a service charge of £1766.66 per annum and ground rent of £251.42 per annum.





Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently Full Fibre Broadband is not yet available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

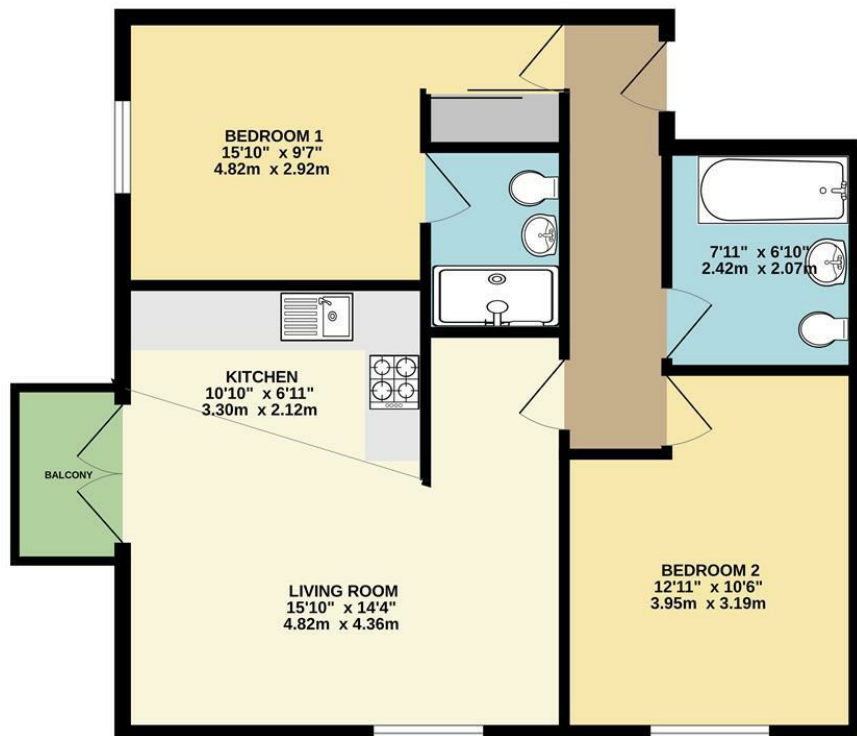
Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

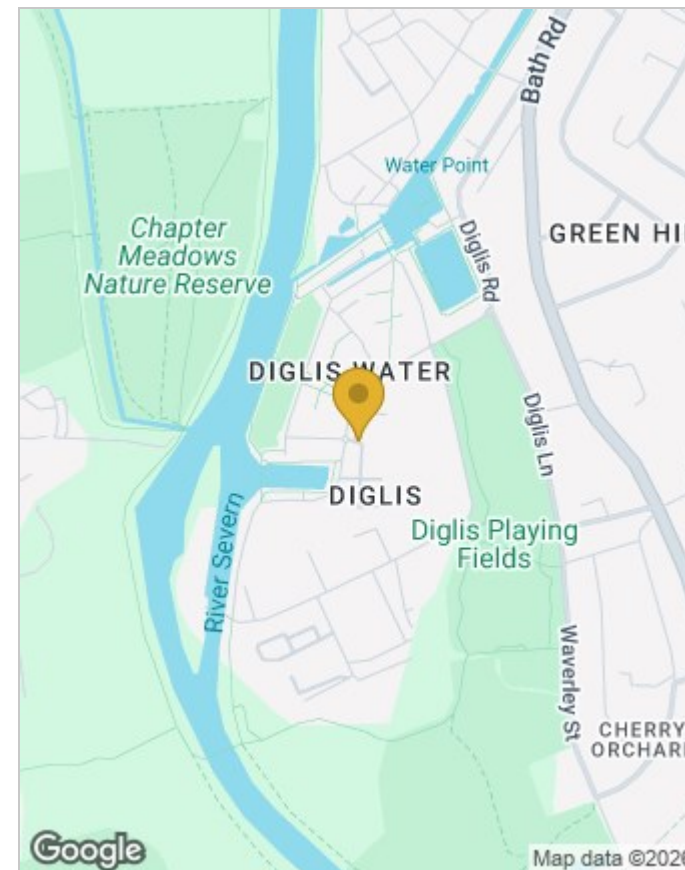
Agents Note

The main image illustrates the front elevation of the building. The property being offered for sale is situated to the rear of the building.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.