



17 Otter Lane, Worcester, WR5 3PQ  
Asking Price £120,000

1 bed 1 bath 1 sofa 1 D

PLJ Worcester are pleased to bring to the market situated in the popular residential area of St Peters, this one-bedroom apartment on Otter Lane which presents an excellent opportunity for first-time buyers or investors. The property comprises of a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The bedroom is comfortably sized with built in wardrobes, ensuring a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both residents and guests.

Residents will appreciate the ease of access to local amenities, all within walking distance, making daily errands and leisure activities effortlessly convenient. The property benefits further from an allocated parking space whilst the building does also have a couple of visitor spaces, a valuable asset in this popular neighbourhood.

This apartment is not only a delightful home but also a promising investment opportunity in a thriving area. With its appealing location and practical features a viewing is highly recommended.

EPC Grade D Council Tax Band A  
Tenure: Leasehold

#### Living room

Double glazed window to side aspect. Ceiling light point. Electric heater. Storage cupboard. Airing cupboard.

#### Kitchen

Double glazed window to side aspect. Ceiling light point. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer and washing machine. Stainless steel sink and drainer. Tiled splashbacks.

#### Bedroom

Double glazed window to side aspect. Ceiling light point. Electric heater. Built in wardrobes.

#### Bathroom

Ceiling light point. Extractor fan. Panelled bath with electric shower. Pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail.

#### WR5 Area Summary

Location: Situated in the popular WR5 area of Worcester, the property enjoys convenient access to a range of local amenities including Waitrose, Tesco and nearby retail parks with stores such as B&M and Home Bargains. Worcester city centre is easily reached for additional shops, cafes and leisure facilities.

Transport: Excellent commuter links include easy access to the M5 (Junction 7) and nearby Worcester Shrub Hill, Worcester Foregate Street and Worcestershire Parkway train stations, offering regular services to Birmingham, London and surrounding areas.

Area: The area is predominantly residential with a pleasant suburban feel, combining everyday convenience with access to green spaces and nearby village surroundings.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : A  
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).

#### 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.





#### 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.

#### Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Services

Mains electricity, 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.

#### Tenure Leasehold

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

We understand there is 969 years left on the lease and the service charge is £95 per month.

#### 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.

#### 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.

#### Broadband

We understand currently Full Fibre Broadband is 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>

#### Parking

Parking for the property is one allocated parking space (visitor spaces available).

#### 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>

EE- Good outdoor

O2- Good outdoor

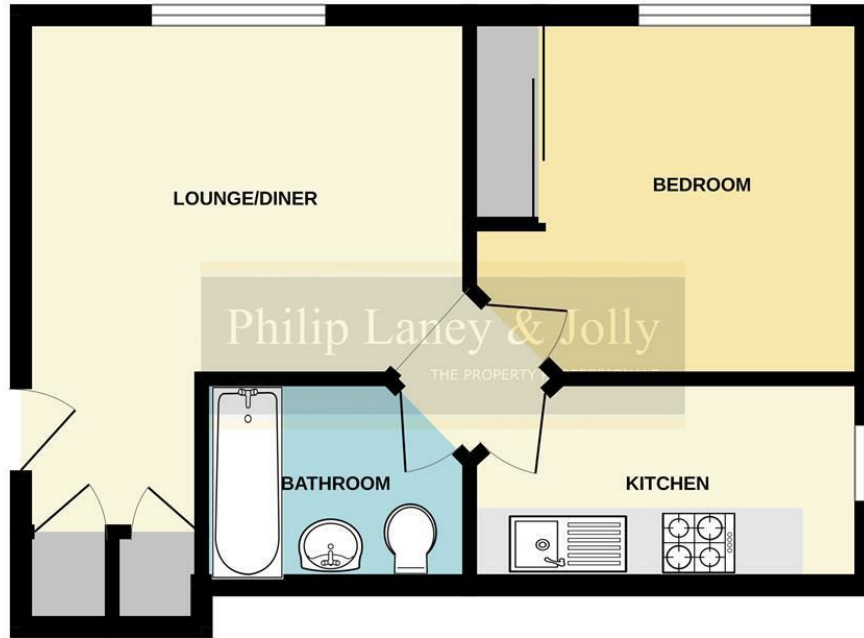
Three- Good outdoor

Vodafone- Good outdoor

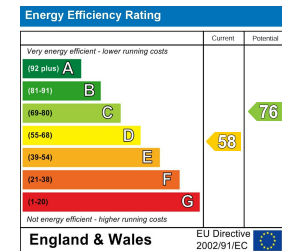
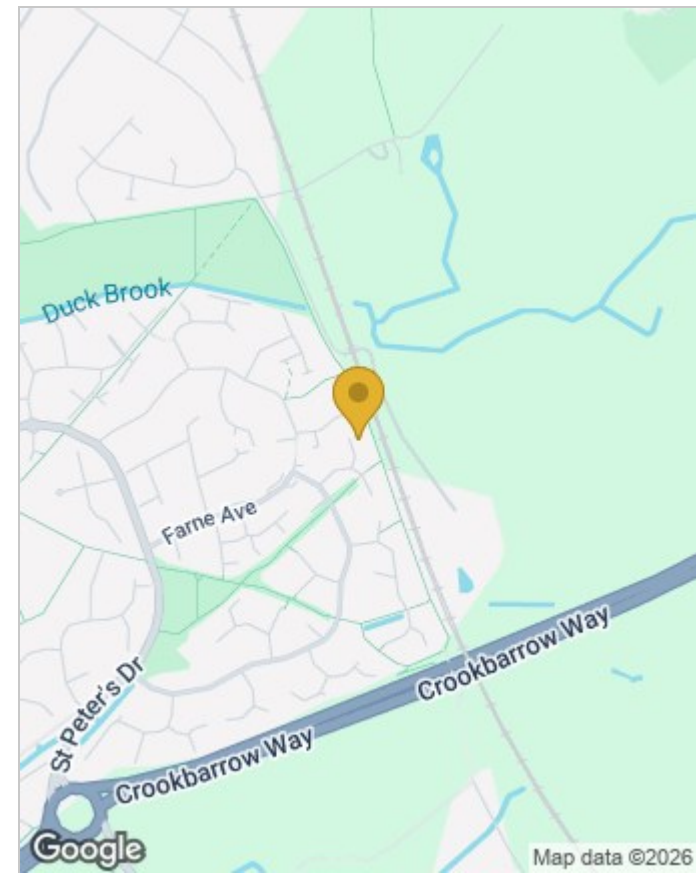
#### What Three Words

Inspector Wiser Useful

# GROUND 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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## 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.