



11 Geeson Road, Pershore, WR10 2GH  
40% Shared ownership £138,000



PLJ Worcester are delighted to bring to the market this immaculately presented three-bedroom semi-detached shared ownership home, available to purchase at a 40% share, situated in the highly sought-after village of Drakes Broughton. Built only a few years ago, the property offers stylish and modern accommodation throughout, ideal for first-time buyers and families alike.

The light and airy accommodation briefly comprises a welcoming entrance hall, spacious living room, contemporary kitchen diner fitted with modern appliances, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Outside, the property benefits from a pleasant rear garden and off-road parking to the side.

Ideally located within easy reach of Pershore and Worcester, the village also offers a range of local amenities and reputable schooling. Excellent transport links are nearby including M5 Junction 7 and Worcester Parkway railway station, making it an ideal location for commuters.

Qualification criteria applies to be eligible for this property, contact us for more information on this.

## Front

Driveway to the side providing off road parking for two cars. Pathway leading to front door.

## Hallway

Obscure double glazed entrance door and side panel into. Radiator and ceiling light point. Stairs rising to first floor.

## Living Room

Double glazed windows to front and side aspects. Radiator and ceiling light point. Double doors to:

## Kitchen Diner

Double glazed window to rear and side aspects. Double glazed French doors leading to rear garden. Kitchen fitted with a range of contemporary wall and base units with worksurface over. Integrated cooker, hob with extractor and fridge freezer. One and a half bowl stainless steel sink and drainer. Space and plumbing for washing machine. Storage cupboard. Radiator and ceiling light point. Spotlights.

## WC

Wall mounted wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling spotlight. Extractor fan.

## First Floor Landing

Loft access. Radiator and ceiling light point.

## Bedroom One

Double glazed windows to side and rear aspects. Built-in wardrobes. Radiator and ceiling light point.

## Ensuite

Quadrant shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling spotlights and extractor fan.

## Bedroom Two

Double glazed window to front aspect. Radiator and ceiling light point.





### Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

### Bathroom

Obscure double glazed window to front aspect. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Heated towel rail. Ceiling spotlights. Tiled floor and splashbacks.

### Rear Garden

Patio seating area and lawn with feature pond. Secure with timber panel fencing and wall. Gated side access.

### Tenure Leasehold

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

We understand there are 120 years remaining on the lease.

There is a monthly charge of £505.22 for rent on the other 60% ownership (currently owned by Sanctuary Housing) which includes service charge.

### Information for Buyers

Sanctuary, as Landlord, have a responsibility to ensure applicants can afford to buy and maintain regular payments on their new home. As part of the Shared Ownership application process, they carry out affordability assessments on all Shared Ownership applicants. All Shared Ownership applications are considered in an impartial, equitable and consistent manner in accordance with Homes England's guidance. We work with independent advisors who carry out the affordability assessment. Applicants will be assessed on affordability and eligibility for the scheme.

### Affordability

Affordability:

Mortgage costs should be no more than 30% of net household income. This figure will not be considered in isolation, but it can be a strong guide of an applicant's affordability.

Applicants should have 10% of their monthly salary left after all household costs.

If applicants are unable to obtain a mortgage, or there is no appropriate mortgage product available, but they have sufficient savings, then they can purchase their share in cash. As with all other applicants, they will be referred to an advisor to confirm that they are either unable to obtain a mortgage or that a suitable mortgage is not available.

Whilst applicants are expected to use any savings, assets, investments, etc, in their purchase, this does mean that they are permitted to retain a reasonable level of savings.

Whilst we are keen to help applicants succeed, if we feel, in conjunction with our appointed independent advisors that the purchase will be difficult to maintain, we will not agree to the purchase.



### Eligibility

Eligibility:

To be eligible for the Shared Ownership scheme, you generally need to meet the following criteria:

Your annual household income can be no more than £80,000 (£90,000 in London).

You are unable to purchase a home suitable for your needs without assistance.

You cannot be a current homeowner (or be named on the deeds of another property).

You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).

For designated protected areas or properties part of a section 106 agreement, applicants may have to show that they live in, work in, or have a connection to the local area they wish to purchase.

### Parking

Parking for the property is via the driveway to the side of the property.

### 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 WYCHAVON

We understand the council tax band presently to be : C

Council Tax Band :

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

Wychavon District Council

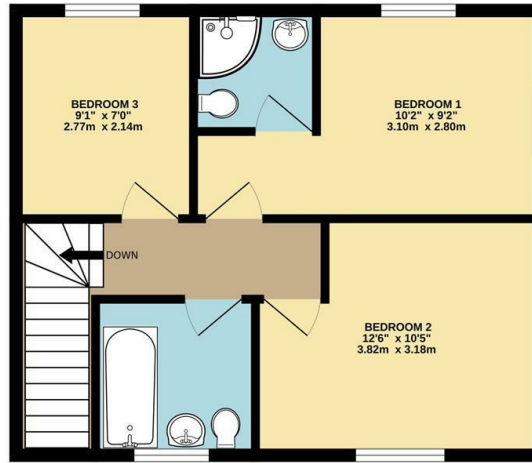
<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

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

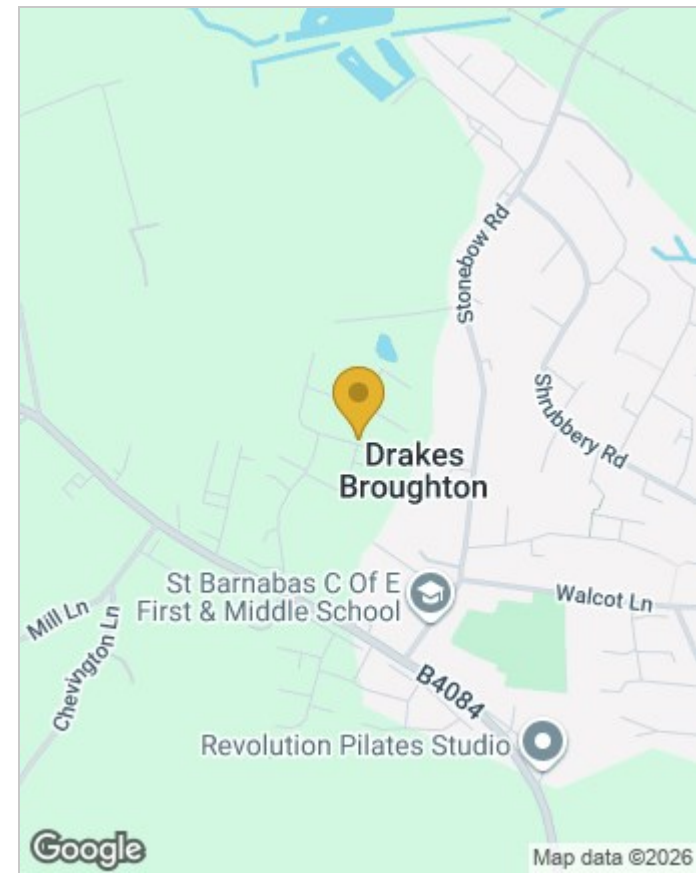
GROUND FLOOR



1ST 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			
02-10	A		95
11-15	B		
16-20	C	83	
21-25	D		
26-30	E		
31-35	F		
36-50	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.