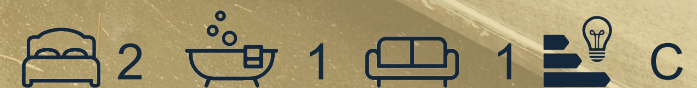


Philip Laney & Jolly



12 Sawmill Close, Worcester, WR5 1EU  
Asking Price £67,500





PLJ Worcestershire are pleased to bring to the market this two-bedroom first-floor maisonette for those seeking a shared ownership property. With a 50% share available, this home is perfect for first-time buyers or those who can't afford a similar property at full market value.

The property is very conveniently located to the City centre with an array of amenities within walking distance and close proximity.

The accommodation comprises of entrance hall with then steps leading up to the landing, good sized living room, Kitchen with wall and base units and space of appliances. Two bedrooms with the main bedroom being a very generous size and a recently fitted bathroom.

The property benefits further from double glazing throughout, gas central heating and allocated parking space.

EPC: C Tenure: Leasehold Council Tax Band: A

**Entrance hall**

Entrance door. Stairs rising up to accommodation. Ceiling light point.

**Landing**

Ceiling light point. Radiator. Storage cupboard. Doors off to:

**Lounge**

Double glazed window. Double glazed Juliette balcony. Two ceiling light points. Radiator.

**Kitchen**

Double glazed window. Ceiling light point. Radiator. Matching wall and base units with work surface on top and breakfast bar. Space for cooker, washing machine and fridge freezer. Stainless steel sink and drainer. Tiled splashbacks.

**Bedroom one**

Double glazed windows. Two ceiling light points. Radiator.

**Bedroom two**

Double glazed windows. Ceiling light point. Radiator.

**Bathroom**

Obscure double glazed window. Radiator. Ceiling light point. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Panelled splashbacks. Extractor fan.







## 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, 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.

## Tenure Leasehold

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

We understand there is 79 years remaining on the lease.

With it being a shared ownership property you pay rent on the other 50% owned by Citizen Housing association. The rent plus service charge is £244.72 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.

## Parking

Parking for the property is via the allocated parking space.

## Broadband

We understand currently Full Fibre Broadband is available at this property.

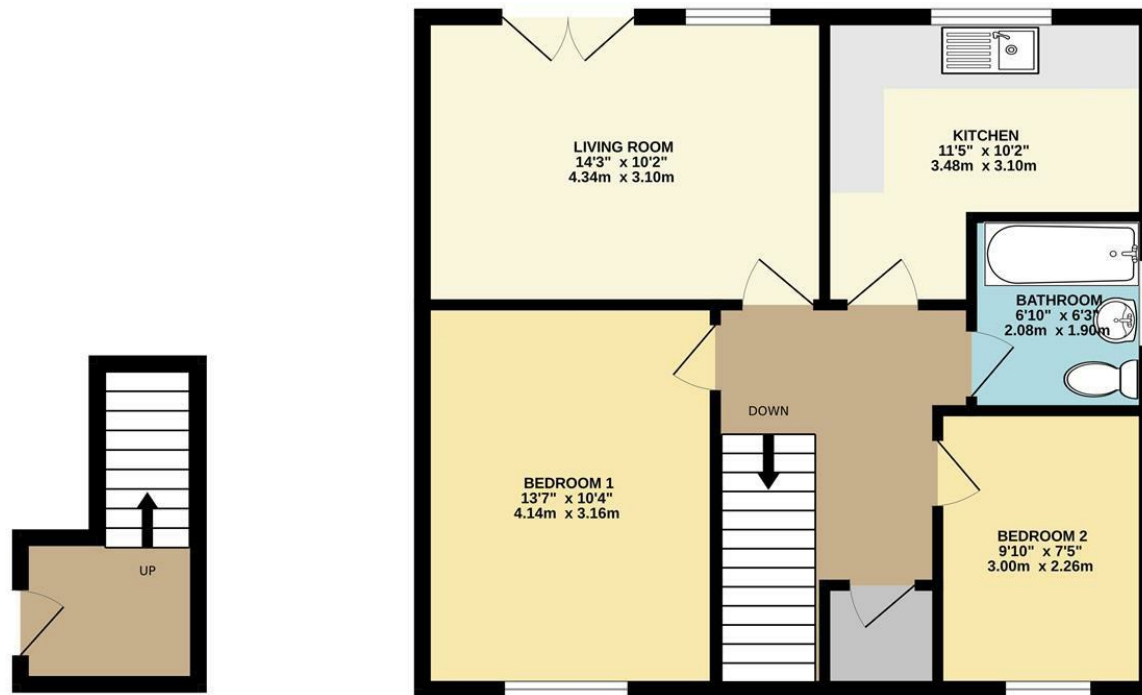
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

## 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>

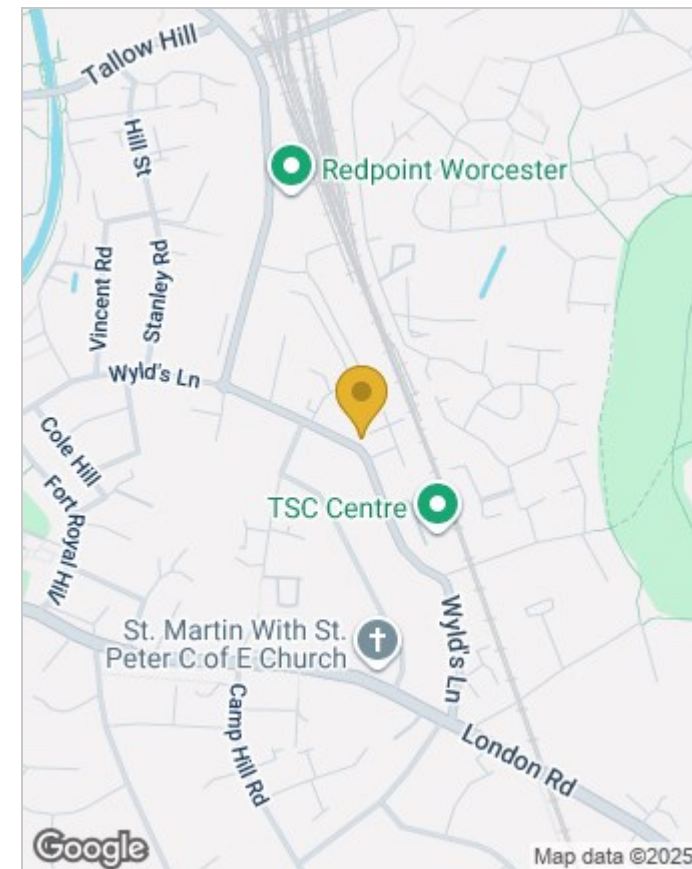


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (95 plus) <b>A</b>                          |         |                         |
| (91-94) <b>B</b>                            |         |                         |
| (85-90) <b>C</b>                            | 79      | 79                      |
| (81-84) <b>D</b>                            |         |                         |
| (75-80) <b>E</b>                            |         |                         |
| (69-74) <b>F</b>                            |         |                         |
| (65-68) <b>G</b>                            |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |