



19 Sansome Mews, Worcester, WR1 1PL

Guide Price £175,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcestershire welcome to the market 19 Sansome Mews, Worcester - a one double bedroom mews style home perfect for investment or as a first-time purchase. This well presented property enjoys a convenient location close to the city centre, making it an ideal choice for those seeking an urban lifestyle.

The accommodation features an open plan living kitchen with built-in storage and breakfast bar - perfect for modern living. The first floor offers a bedroom complete with built-in wardrobes, providing ample storage space. The bathroom includes a panelled bath with shower attachment, low-level WC, and a pedestal wash hand basin.

One of the standout features of this property is the private rear garden, offering a outdoor space to relax and unwind to enjoy the display of well stocked borders. Additionally, the two allocated parking ensures convenience for residents with vehicles.

Whether you're looking to start your property investment journey or searching for your first home, this property is a fantastic opportunity not to be missed.

EPC: D Council Tax Band: B Tenure: Freehold

Entrance

Accessed via a glazed wooden door to open plan living area with a useful store coat cupboard.

Kitchen

Open plan with the living room the kitchen area comprises matching cream wall and base units with worksurface's over, stainless steel sink and drainer, double glazed window to the front aspect, tiled splashbacks. Space for electric cooker with chrome hood over, space for fridge freezer, breakfast basr, tiled floor, consumer box and two ceiling lights.

Living Room

Stairs Rise to the first floor. Double glazed door and wooden overlook the private rear garden, fitted with carpet, Dimplex heater and ceiling light point.





Landing

Access to the loft, smoke alarm and airing cupboard with hot water tank and shelving.

Bedroom

UPVC double glazed window to the rear aspect. Built in wardrobes. Dimplex heater and ceiling light point.

Bathroom

Wooden double glazed window to the front aspect, panelled bath with shower attachment and glazed screen. Tiled walls, low level WC, pedestal wash hand basin, electric towel rail and ceiling light point.

Rear Garden

Private patio area with barked mature borders and enclosed by timber panel fencing and brick wall. Mini wooden shed to be included

Parking

Parking for the property is two allocated parking spaces.

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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 Superfast 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>

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.

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.

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.

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>

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.



The floor plan shows a rectangular layout. On the left side, there is a staircase with an arrow pointing down and the word 'UP' above it. The main area is labeled 'LOUNGE/DINER' with dimensions '17'2" x 12'10"' and '5.24m x 3.91m'. At the bottom left, there is a smaller area labeled 'KITCHEN' with dimensions '10'9" x 6'6"' and '3.28m x 1.97m'. The plan includes thick black lines for walls and doors, and a thin grey line for the staircase.

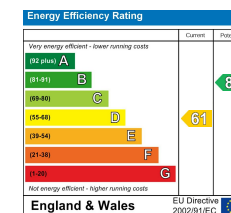
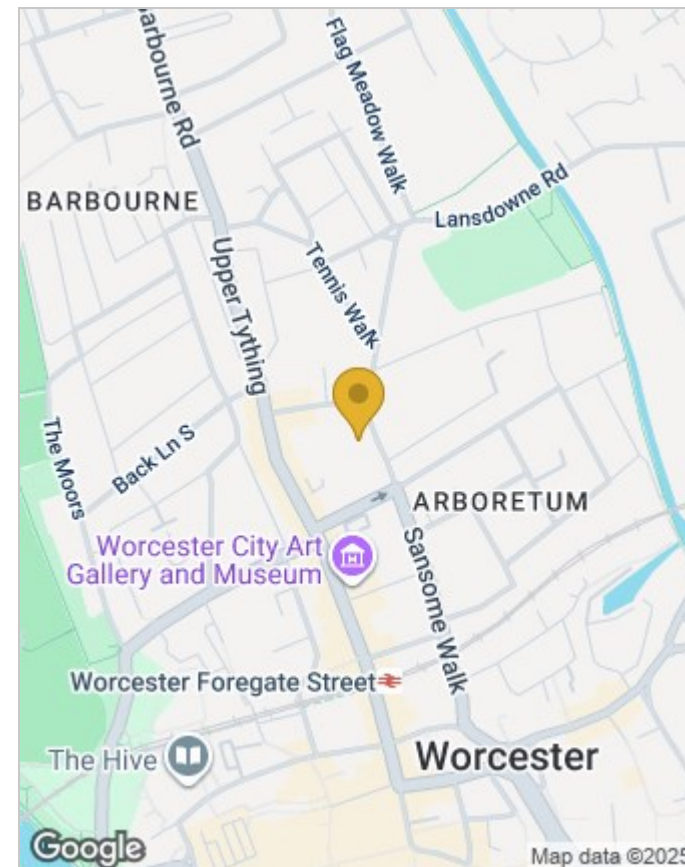
BEDROOM
11'0" x 9'10"
3.36m x 3.01m

BATHROOM
8'10" x 6'2"
2.70m x 1.88m

DOWN

Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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