



27 Byfield Rise, Worcester, WR5 1BA  
Asking Price £105,000



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

Philip Laney & Jolly, Worcestershire are pleased to present to the market this GROUND FLOOR apartment situated conveniently and within walking distance to the City Centre and Worcester Shrub Hill train station.

The apartment is accessed via a communal secure entrance with the accommodation comprising entrance hallway with useful storage cupboard, open plan living room/ kitchen with integrated oven and hob and space for fridge, freezer and washing machine plus a range of wall and base units. The bedroom benefits from built in wardrobe and the bathroom comprises panelled bath with electric shower, pedestal wash hand basin and low level WC plus a further useful storage cupboard. The property benefits further from double glazing throughout and a viewing is highly recommended. EPC Grade D. Council Tax Band A. Tenure: Leasehold Call PLJ Worcester to view.

RENTAL POTENTIAL IN THE REGION OF £650  
PCM EX

#### **Entrance Hall**

Wall mounted electric heater, ceiling light point, storage cupboard, doors off to:

#### **Living Room/Dining Room**

Two electric heaters, two ceiling light points, double glazed windows to side and rear aspect.

#### **Kitchen Area**

Wall and base units with built in oven and stainless steel sink and drainer. Space for fridge, freezer and washing machine.

#### **Bedroom**

Double glazed window to rear aspect, wall mounted electric heater, built in wardrobe space, ceiling light point.

#### **Bathroom**

Panelled bath with electric shower, pedestal wash hand basin, low level WC. Tiled splash backs, tiled floor, storage cupboard. Ceiling light point.

#### **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 a mortgage advisor in order to demonstrate due diligence on behalf of our clients. For an indication of possible mortgage products available, please go to; <https://www.pljworcester.co.uk/mortgages> 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.

#### 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.  
999 Year lease from 1998 - 973 years remaining  
£85pcm service charge including ground rent

#### Agents Note

PLEASE NOTE :

There is a monitoring programme in place following treatment for Japanese Knotweed. We advise that you should consult with your mortgage provider as this could affect the ability to purchase.

#### Parking

Parking for the property is via the allocated parking space to the front of the building.

#### 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.

#### Broadband

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

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

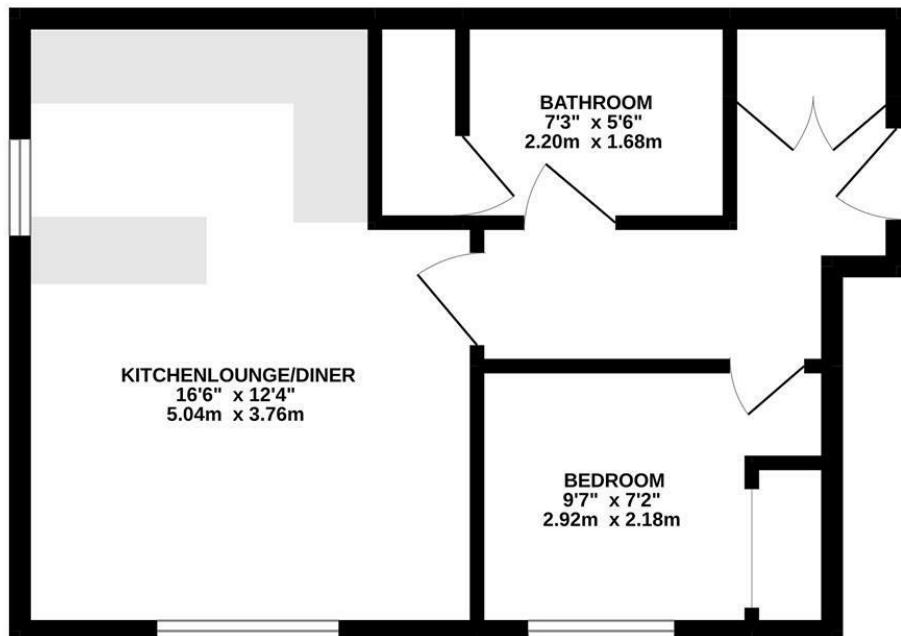
<https://www.openreach.com/fibre-checker>

#### Mobile Coverage

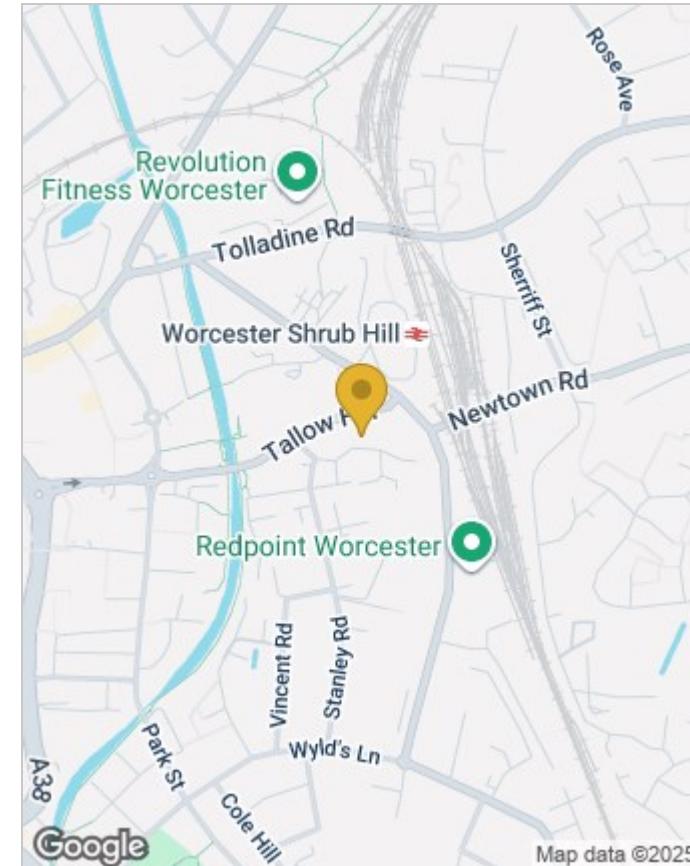
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

## 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 central, sympathetic 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 |   |                         |           |
| (92-100)                                    | A |                         | 79        |
| (89-90)                                     | B |                         |           |
| (85-88)                                     | C |                         |           |
| (83-84)                                     | D |                         | 63        |
| (78-82)                                     | E |                         |           |
| (71-77)                                     | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.