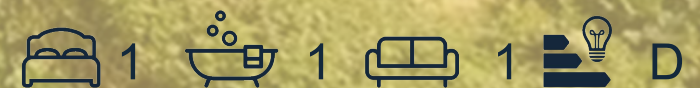


Philip Laney & Jolly



Amber Reach Spring Lane, Worcester, WR5 1AU
Guide Price £155,000



Philip Laney & Jolly present a unique opportunity to acquire an attractive and well appointed self contained attached bungalow which has been updated and re-wired in 2020 by the current owner and is presented to an exceptional standard throughout, making it ideally suited to first time buyers, investors, or those seeking convenient city living.

The accommodation is thoughtfully arranged and comprises an entrance hall with access to all rooms finished with luxury vinyl tile flooring, a comfortable double bedroom, a modern bathroom, and a bright open plan living room and kitchen area providing an excellent space for both relaxation and entertaining.

A particular feature of the property is the small private patio which overlooks the canal, offering an appealing outlook and a peaceful spot to enjoy the surroundings.

The flat is conveniently situated within easy reach of the city centre and its wide range of amenities, shops, and transport links. Additional benefits include SMART electrics with home or away app controlled central heating and lighting with touch light switches throughout and USB charging points, reserved parking and the advantage of being offered for sale with no onward chain, ensuring a straightforward purchasing process.

Entrance

Glazed front door into:

Hallway

Laminate wood effect flooring. Doors off to all rooms. Access to a large storage area with easy access benefitting from head room and useful side shelving and hanging rails. Utility cupboard with the hot water tank and fully plumbed Bosch washer dryer that is included.

Kitchen

Double glazed window overlooking canal. Open plan to living room. Kitchen fitted with a range of white gloss wall and base units. Ceiling spotlights. Stainless steel sink and tap. Electric heater. Neff built-in electric oven, induction hob with extractor over and Bosch slimline dishwasher. Subtle under counter mood lighting,

Living Room

Sliding double door to outside patio area overlooking the canal. Electric heater. Laminate flooring. Ceiling light point.

Bedroom

Double glazed window. Built-in wardrobe with sliding mirror doors. Electric heater. Ceiling light point.

Bathroom

Double glazed window. Panelled bath with electric shower, vanity unit with wash hand basin and mirror above and low level WC. Chrome electric heated towel rail. Tiled walls and laminate flooring.





Outside

The West facing private patio has uninterrupted views of the canal and sits in a wildlife oasis with nesting swans, cygnets, ducks, moor hens and course fishing all within a short walk from the City centre.

Parking

The property benefits from one parking space adjacent to the front door with automatic security lighting above.

Tenure Leasehold

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

Ground rent £50 per annum

Service Charge £575 payable every 6 months

Lease term 99 years from 24 June 1991. PLEASE NOTE THAT THE LEASE WILL BE EXTENDED AT THE POINT OF COMPLETION AND ARRANGED BY THE VENDOR. TERM TBC.

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.

Floorplan

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 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).

Broadband

We understand currently that full fibre broadband is available to order now at this property.

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

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

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>

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.

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 :

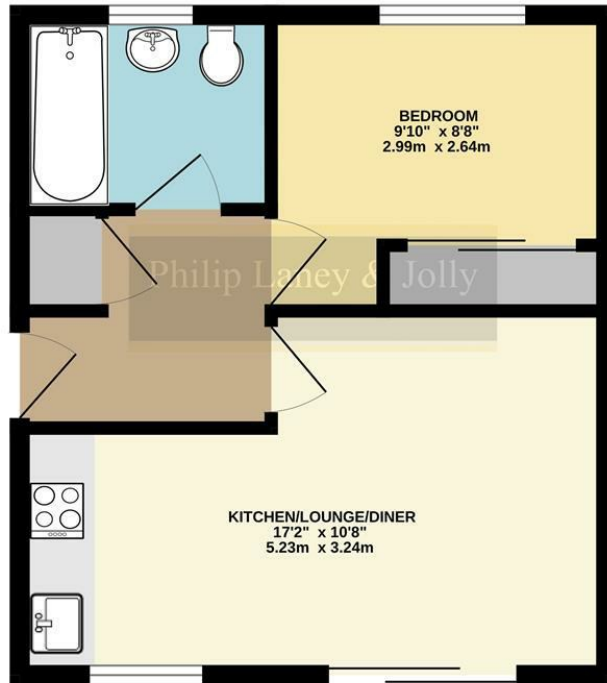
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

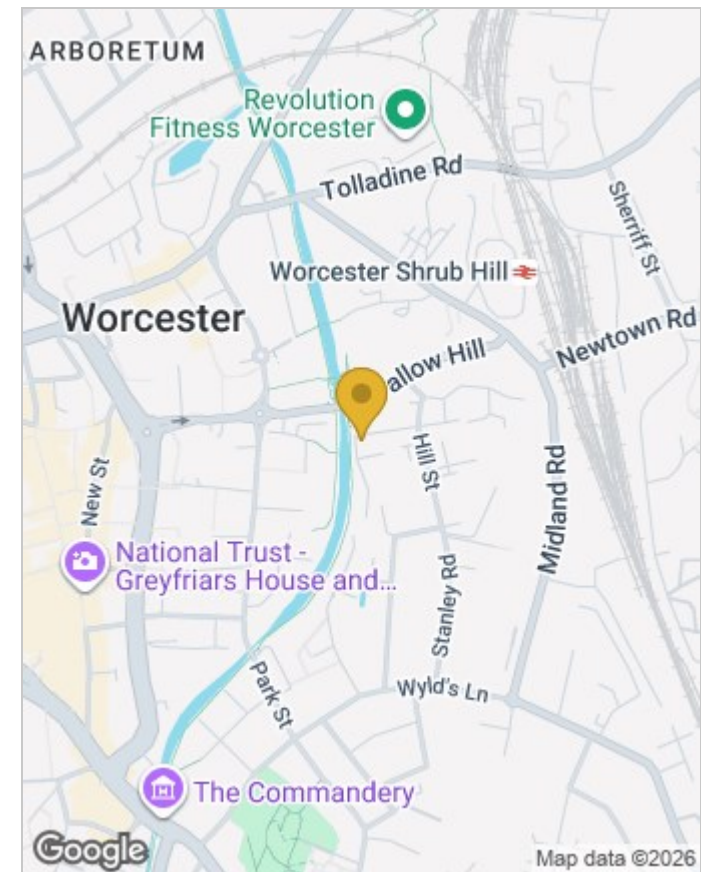
Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D		61
(49-54) E		
(41-48) F		
(31-40) 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.