



19 Sansome Mews, Worcester, WR1 1PL  
Guide price £175,000



Philip Laney & Jolly Worcester welcome to the market 19 Sansome Mews, Worcester - a charming one-bedroom mews style home perfect for investment or as a first-time purchase. This well presented property boasts 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 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. Offered with no onward chain, this is your chance to secure a property without delay.



#### 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 work surfaces 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 bar, tiled floor, consumer box and two ceiling lights.

#### Living Area

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.

#### 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.

#### 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.

#### 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).

#### 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.

#### Parking

Parking for the property is .....

#### 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.

#### 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.

#### 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>

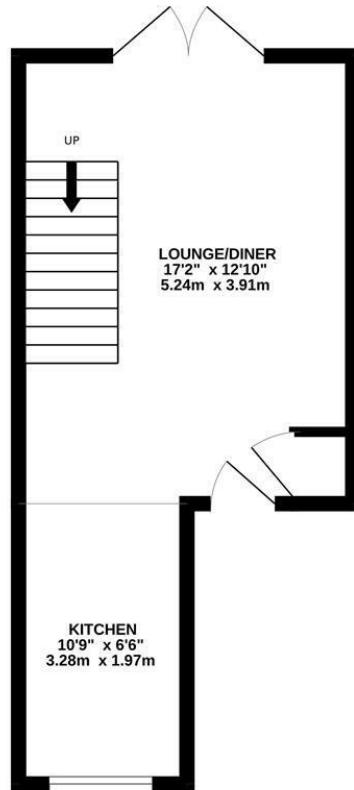
#### Mobile Coverage

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

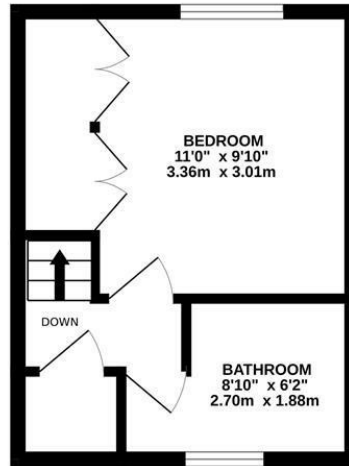
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR



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		
11-15	B		84
16-20	C		
21-25	D	61	
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 PLJ 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.