

Philip Laney & Jolly



11 Wyatts Mews Union Street, Worcester, WR1 2AS
Offers Over £165,000



Nestled in the heart of Worcester, this unique period property on Union Street offers a delightful blend of character and modern convenience. The property boasts a spacious reception room that is enhanced by a stunning vaulted ceiling with exposed beams, creating an airy and inviting atmosphere. The mezzanine floor adds to the charm, providing an open living space that enjoys three sky light windows and a most useful storage area that can be used as an additional temporary sleeping area.

As you enter, you are greeted by a welcoming entrance hall that leads to a generously sized kitchen and dining area. This well-appointed space features high-quality wooden wall and base units, complemented by elegant wooden work surfaces. The kitchen is equipped with a built-in Neff hob and oven, along with ample space and plumbing for a washing machine and dishwasher, making it perfect for culinary enthusiasts.

The apartment comprises a comfortable double bedroom, which offers a peaceful retreat, and a spacious fitted shower room that caters to your daily needs. Additional features include an Air to Air Heating system, ensuring warmth and comfort throughout the year, as well as an electric charging point for your vehicle.

This property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. With its prime city centre location, this apartment presents a rare opportunity to enjoy the vibrant lifestyle of Worcester while residing in a charming period property. Whether you are a first-time buyer or seeking a stylish investment, this apartment is sure to impress.

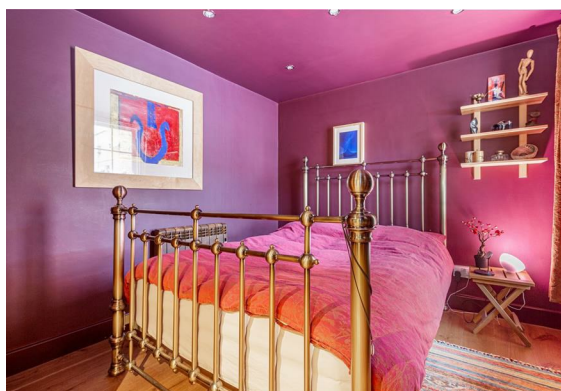
Entrance Hall

Private composite front door, ceiling spot lights, electric wall mounted heater, built in storage cupboards with shelving and housing water tank.

Kitchen-Dining Area

Fitted with quality wooden base units and complemented with wooden worksurfaces over. Fitted Neff four ring hob, electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer Dining area with exposed wooden beam and stairs rising to the mezzanine floor (living area). Air To Air Heat Exchange unit wall mounted.





Living Area

With wonderful vaulted ceiling and exposed beams, storage area that can be used as a temporary sleeping area. Three skylight windows.

Bedroom

Double glazed sash window to the front aspect, storage heater and ceiling spot light.

Shower Room

Fitted with corner shower cubicle, wash hand basin, low level WC, chrome heated towel rail, ceiling spot lights and extractor fan.

Garage

Remote roller door with power and lighting. Electric charging point to the front.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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).

Tenure Freehold

We understand that the property is offered for sale Freehold.

Please note the property has a right of way over neighbouring properties and is subject to a lease. All buyers to make their own legal enquiries.

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.

Parking

Parking for the property is via the garage for a small vehicle.

Mobile Coverage

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

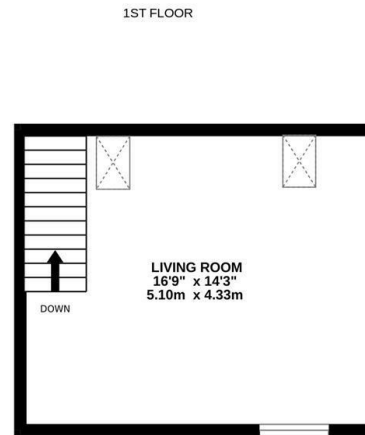
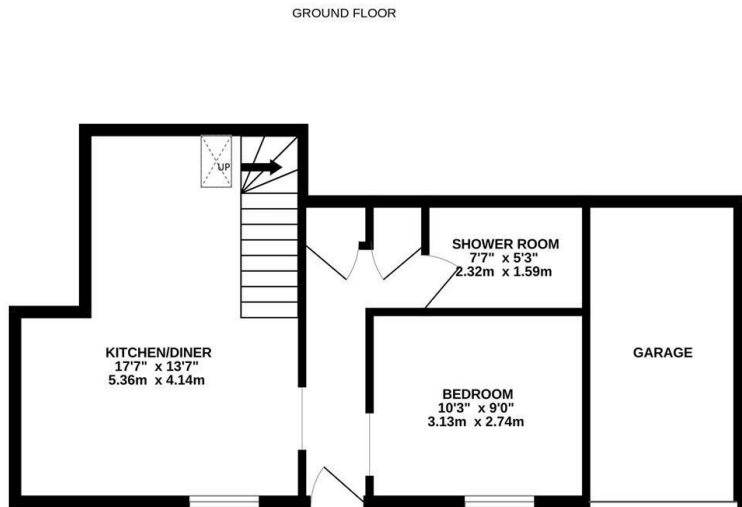
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband

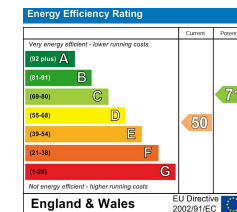
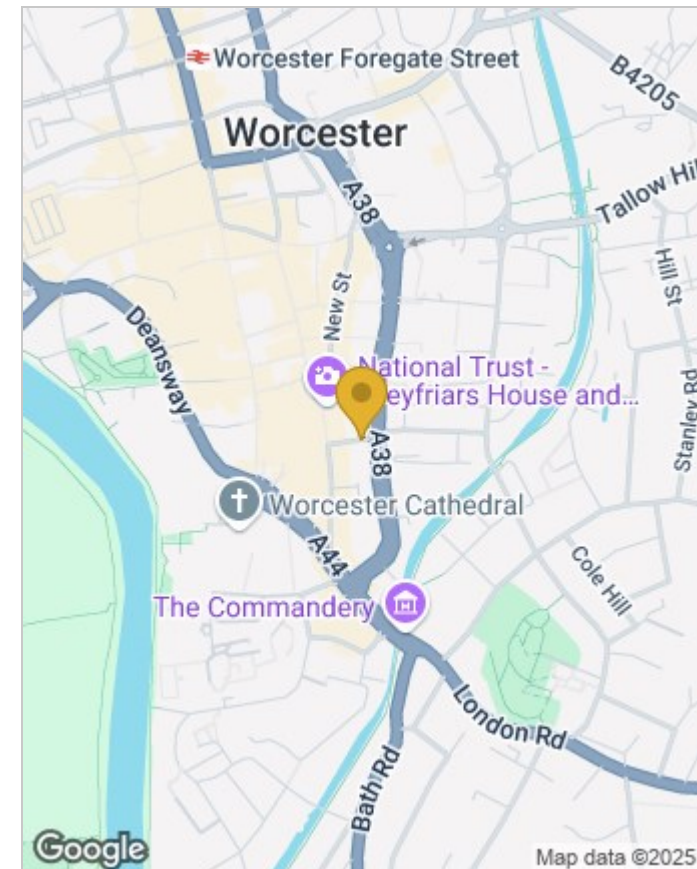
We understand currently Full Fibre Broadband is available at this property.

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

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



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.