



39 Byfield Rise, Worcester, WR5 1BA
Asking Price £110,000



PLJ Worcester bring to the market this one-bedroom second-floor apartment situated on Byfield Rise, an advantageous location given its close proximity to the city centre and Shrub Hill train station, making it easy and convenient for amenities and those seeking travel networks.

One of the standout features of this apartment is its lovely outlook to the front, providing stunning views of the iconic Worcester Cathedral and the picturesque Malvern Hills. This scenic backdrop enhances the living experience, making it a great place to call home.

The accommodation comprises of entrance hall, open plan living/dining kitchen, bedroom with built in wardrobe and bathroom.

Additionally, the property includes parking for one vehicle and is double glazed throughout. Whether you are a first time buyer, investor or downsizing this apartment could be the perfect opportunity for you.

Hallway

Storage cupboard. Storage heater. Loft access and ceiling light point. Doors to:

Living Room

Double glazed windows to front aspect. Storage heater. Ceiling light point.

Kitchen Area

Double glazed window to side aspect. Matching wall and base units with work surface over. Space and plumbing for washing machine and space for undercounter fridge and freezer. Space for cooker. Stainless steel sink and drainer. Tiled splashbacks. Ceiling light point.

Bedroom

Double glazed window to front aspect. Built-in wardrobe. Ceiling light point.

Bathroom

Panelled bath with electric shower, pedestal wash hand basin and low level WC. Storage cupboard. Ceiling light point and extractor fan. Tiled splashbacks.

Parking

Parking for the property is via the allocated parking space.





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

We understand (subject to legal verification) that the property is Leasehold with 963 years remaining on the lease with each flat owning a share of the Freehold.. Current service charge is £95 per month.

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 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>

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664 Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

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.

Agents Note

Please note there is an ongoing treatment plan in place for Japanese Knotweed at the building via the management company. Please enquire for any further details.

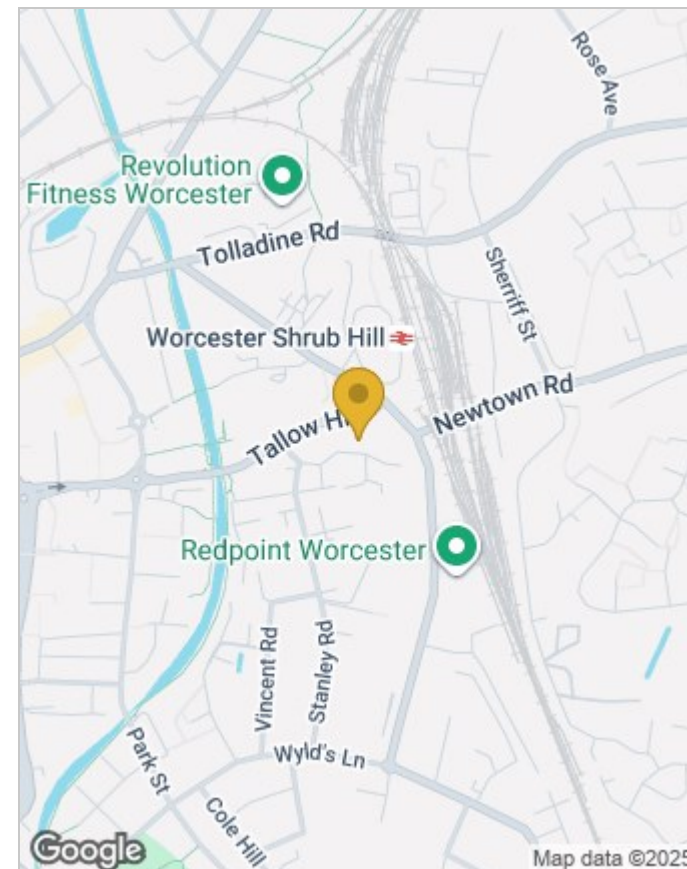


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		