



Laurels Road | Offenham | Evesham | WR11 8AB

Fixed Asking Price £117,500

COOPER & CO

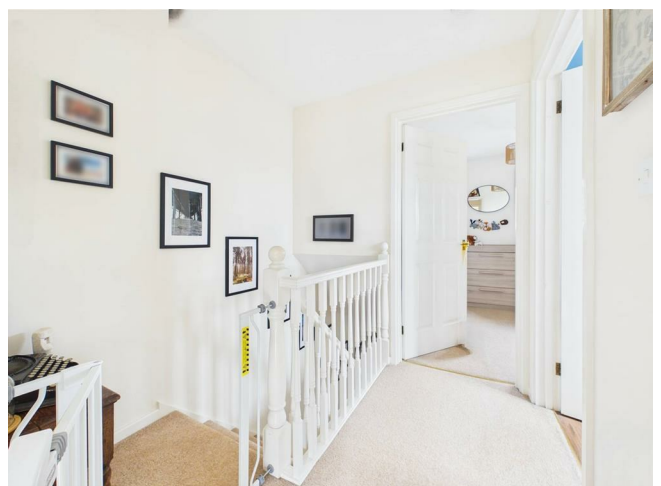
Key features

- 50 % SHARED OWNERSHIP
- DESIRABLE VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN DINING ROOM
- NATURALLY LIGHT LOUNGE
- FAMILY BATHROOM AND WC
- WELL SIZED REAR GARDEN
LOOKING OUT TO GREEN SPACE
- PLENTY OF OFF ROAD PARKING
- ELIGIBILITY CRITERIA APPLIES
- VIEWINGS 7 DAYS A WEEK

Description

**** SPACIOUS 2 BEDROOM
SEMI DETACHED SHARED
OWNERSHIP (50%)
PROPERTY IN THE
DESIRABLE VILLAGE
OFFENHAM****

Internally this well presented property boasts 2 double bedrooms, family bathroom, kitchen diner, lounge, downstairs wc and hallway, landing. Externally the property benefits from a generous well presented front garden with plenty of parking off road and rear garden.



Front

Property approached via driveway for 3+cars with low maintenance front garden and gated pedestrian side access to rear garden.

Lounge

Carpet flooring underfoot, UPVC Dual aspect windows to front and side aspect, access to kitchen, and stairs to the first floor.

Downstairs WC

Wood effect vinyl flooring, wash hand basin with tile splashback, low flush WC, radiator, UPVC frosted window to front aspect.

Kitchen Dining Room

Tiled flooring underfoot, DG UPVC window to the rear aspect, DG UPVC door to the side aspect, kitchen sink with drainer, mix of wall and base units surmounted by work surfaces, integrated gas hob with extractor fan over, integrated oven, radiator, space for white goods, access to lounge, and rear garden.

Bedroom One

Carpet flooring underfoot, radiator, UPVC window to rear aspect.

Bedroom Two

Carpet flooring underfoot, radiator, UPVC dual windows to front aspect. Access to storage cupboard.

Rear Garden

Generous south west facing rear garden predominately lawned, with small patio area, and graveled seating area, secured with fencing and hedge, shed, and access to front of property via pedestrian gate.

Agents Note

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.







Additional Information

Rent per month - £296.62 (2026/27 financial year) tbc with solicitors.

Service Charge per month - £21.19 (2026/27 financial year) tbc with solicitors.

LEASE TYPE & TERM – DPA (Designated Protected Area) Restricted Staircasing Lease. Term of 99 years from 29.08.2008 (currently undergoing extension which will take it to 170 years, TBC with solicitors)

SI06 – Yes with Local Connection Criteria detailed below.

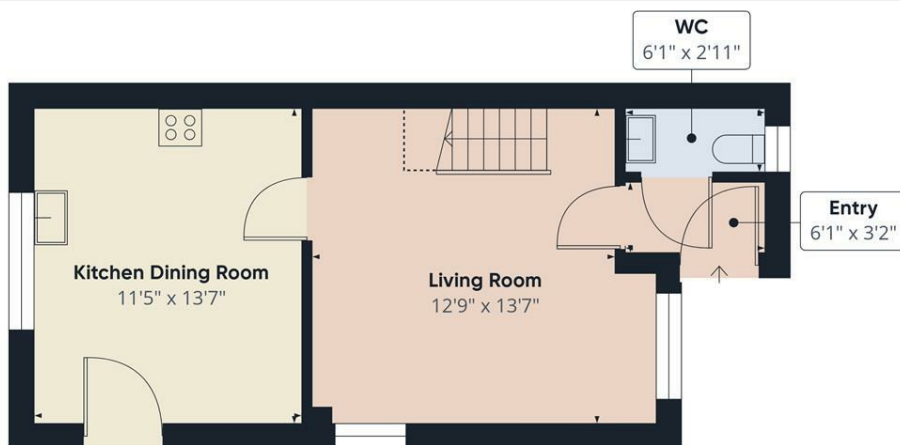
LOCAL CONNECTION CRITERIA – Applicants need to live, work or have immediate family within the Parish Offenham.

For further information please visit - <https://www.gov.uk/shared-ownership-scheme>

Shared Ownership Eligibility

- You must be at least 18 years old.
- Your combined household income must be less than £80,000.
- You don't necessarily need to be a first-time buyer, but you can't own another home at the same time. Your home must be sold subject to contract and sold by the time you exchange contracts on your new home.
- You are unable to buy a suitable home on the open market.
- You must be able to afford the payments for your share.
- You must be able to demonstrate that you have a good credit history.
- You have savings to cover the mortgage deposit plus approximately £3,000 for legal, survey and mortgage fees plus stamp duty (if applicable).
- For some homes you must have a local connection to the relevant area (live, work or family)

Floor plans



Floor 0



Floor 1

Approximate total area^(a)717 ft²

Reduced headroom

14 ft²

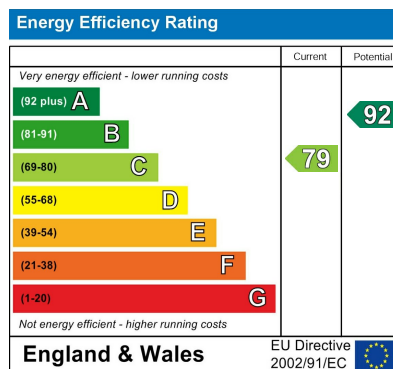
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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