



Weavers Court Checketts Lane, Worcester, WR3 7NX
Asking Price £170,000



PLJ Worcester bring to the market situated on Checketts Lane within the popular WR3 area of Worcester this well proportioned first-floor apartment. Boasting two double bedrooms, this property is ideal for professionals, couples, or small families seeking a modern living space.

The open-plan living accommodation creates a welcoming atmosphere, perfect for both relaxation and entertaining. With the kitchen area benefitting from a range of integrated appliances. The well-designed layout ensures that every corner of the apartment is utilised effectively, making it a practical choice for everyday living.

One of the standout features of this apartment is the inclusion of two allocated parking spaces, a rare find in urban settings, providing you with the ease of access and security for your vehicles.

Situated in the popular WR3 area, residents will benefit from a vibrant community with a range of local amenities, parks, and excellent transport links, making it easy to explore all that Worcester has to offer.

With no onward chain, this property presents a seamless opportunity for those looking to move. Whether you are a first-time buyer or an investor, this apartment is a fantastic choice that combines modern living with a prime location.

EPC: B Council Tax Band: B Tenure: Leasehold

Entrance hall

Ceiling light point. Radiator. Storage cupboard.

Lounge/diner

Double glazed window to front aspect. Two radiators. Ceiling light point.

Kitchen area

Double glazed window to the side aspect. Ceiling light point. Wall and base units with work surface on top. Integrated fridge freezer, cooker and hob with extractor over, washing machine and dishwasher. One and a half bowl stainless steel sink and drainer. Tiled splashbacks.

Bedroom One

Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom Two

Double glazed window to front aspect. Ceiling light point. Radiator. Built in cupboard.

Bathroom

Spot lights. Extractor fan. Panelled bath with shower attachment. Pedestal wash hand basin and low level WC. Tiled splashbacks. Tiled floor.

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).

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.





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.

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.

Services

Mains electricity, gas, 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 Leasehold

We understand (subject to legal verification) that the property is Leasehold. With 979 years remaining on the lease and the service charge of £99.77 per month.

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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Broadband

We understand currently Fibre to the Cabinet Broadband is available at this property. They are currently building Full Fibre Broadband in this area.

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

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

Parking

Parking for the property is two allocated parking spaces.

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>

EE- Good outdoor and in-home

O2- Good outdoor

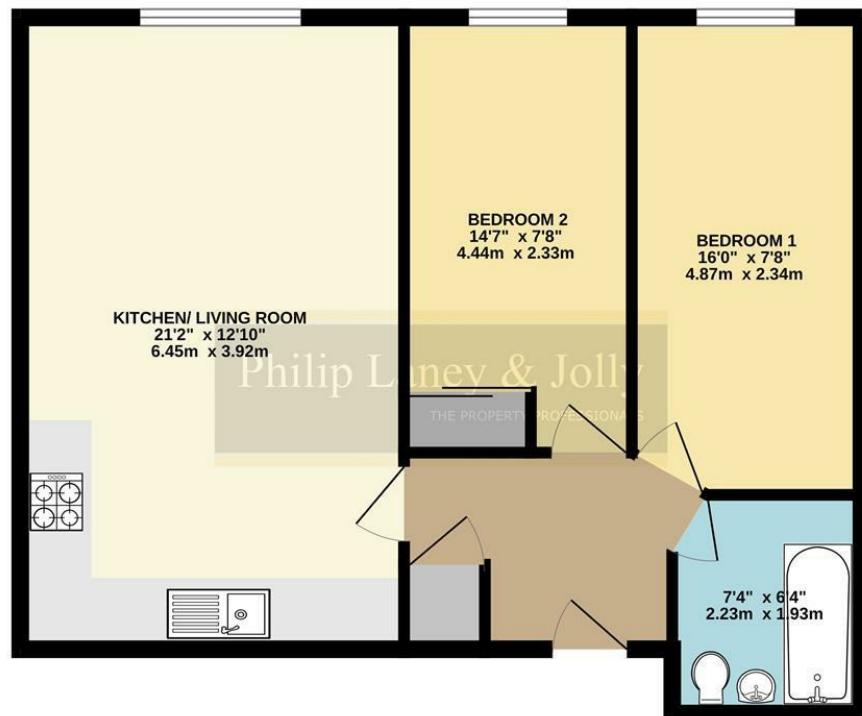
Three- Good outdoor and in-home

Vodafone- Good outdoor, variable in-home

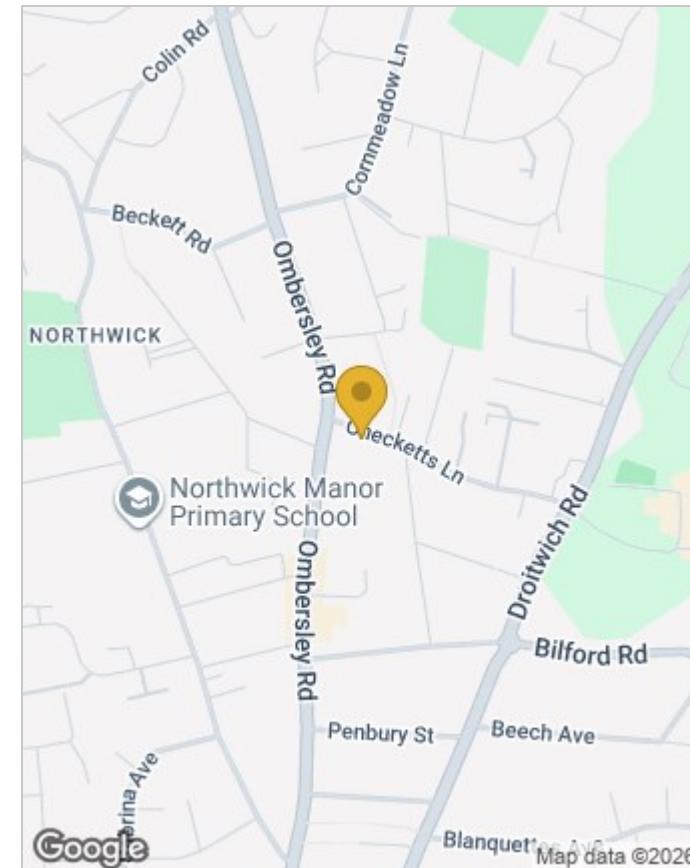
What Three Words

Method. Cherry. Gallons.

FLOOR 1
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq ft. (56.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and fixtures and fittings 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 plus)	A	
(81-91)	B	81
(69-80)	C	81
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.