

AP MORGAN



Lidsgreen Avenue, Copcut, Droitwich
Offers in the region of £105,000

Features:

- Offered on 40% shared ownership basis
- Subject to availability
- Semi-detached house
- Two double bedrooms
- Lounge
- Modern kitchen/diner
- Family bathroom & ground floor w/c
- Driveway for two cars & well maintained rear garden

Description:

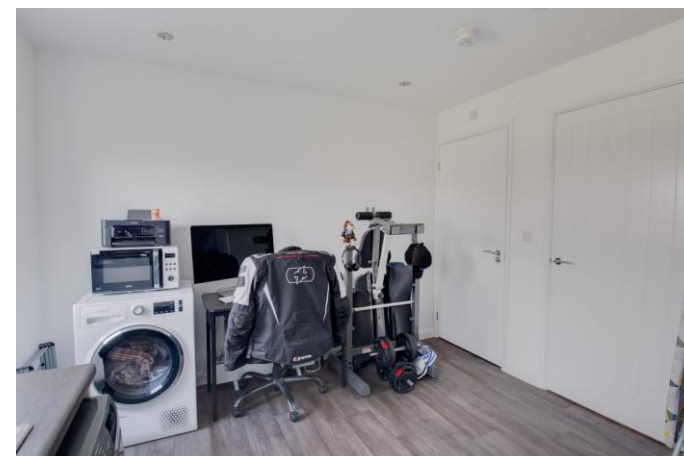
Constructed by William Davis Homes and still within its NHBC warranty, this superb, well-appointed two-bedroom semi-detached home is offered on a 40% shared ownership basis (subject to eligibility with Platform Housing) and is situated on a highly sought-after residential development on the outskirts of Droitwich Town Centre.

The property is approached via a low-maintenance frontage, with a tandem driveway to the right-hand side and a pathway leading to the front door. Inside, the modern and beautifully presented accommodation briefly comprises: entrance hallway, lounge, open-plan kitchen/diner fitted with a range of contemporary wall and base units, integrated oven, gas hob with extractor hood over, space for further free-standing appliances, ground-floor W/C, and a door leading out to the rear garden.

Upstairs, the first-floor landing provides access to two well-proportioned double bedrooms, with bedroom two benefitting from a built-in storage cupboard, and a modern family bathroom with shower over the bath.

Outside, the beautifully maintained rear garden features a paved seating area, manicured lawn, timber shed, fenced boundaries, and a side access gate leading out to the driveway.

As the property is offered on a 40% shared ownership basis, there is a remaining lease length of approximately 987 years, and an additional rent payable of around £399.86 per month, which includes the service charge.



Located on the popular Copcut Rise development, the property offers easy access to Droitwich town centre, Worcester, national road and rail networks, well-regarded local schooling, and the M5 for travel further afield. Perfectly positioned near a children's play park and open countryside, the property is also close to leisure facilities and shopping amenities in Droitwich. The cathedral city of Worcester is just nine miles away, and excellent transport links include M5 access via Junctions 5 and 6, providing swift connections to Birmingham, the West Midlands, Bristol, the South West, and London via the M42/M40.

Details:

Entrance Hall

Lounge 15'7" x 9'5" (4.75m x 2.87m) Both max

Kitchen/Diner 10'10" x 12'8" (3.3m x 3.86m)

WC

Landing

Bedroom One 10'2" x 12'8" (3.1m x 3.86m) Both max

Bedroom Two 2.81 x 2.88 Both max

Bathroom 7'6" x 5'10" (2.29m x 1.78m) Both max

EPC Rating: B

Council Tax Band: B (tbc by solicitors).

Tenure: Share of Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

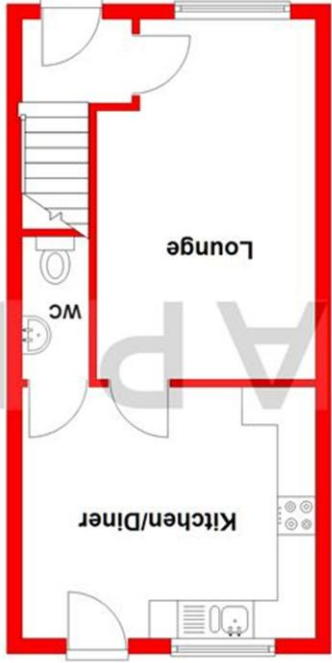
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

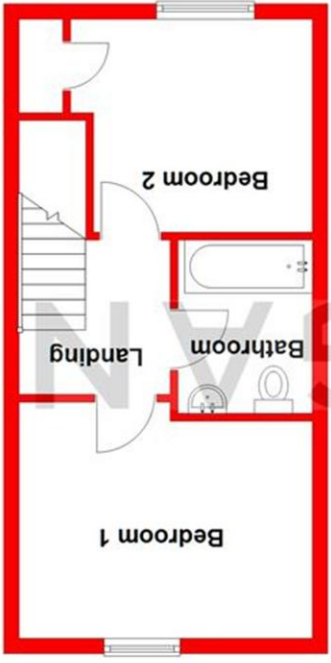
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



Ground Floor
Approx. 338.6 sq. feet



First Floor
Approx. 338.6 sq. feet

Total area: approx. 677.2 sq. feet

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.
Plan produced using PlanUp.