

AP MORGAN



Mitchell Road, Copcut, Droitwich
Asking Price £104,000

Features:

- *** OFFERED ON A 40% SHARED OWNERSHIP BASIS ***
- Semi-detached home
- Two spacious bedrooms
- Generous sized lounge/diner
- Well-fit kitchen
- Large driveway for two vehicles
- Well-presented rear garden
- Sought-after location

Description:

*** OFFERED ON A 40% SHARED OWNERSHIP BASIS ***

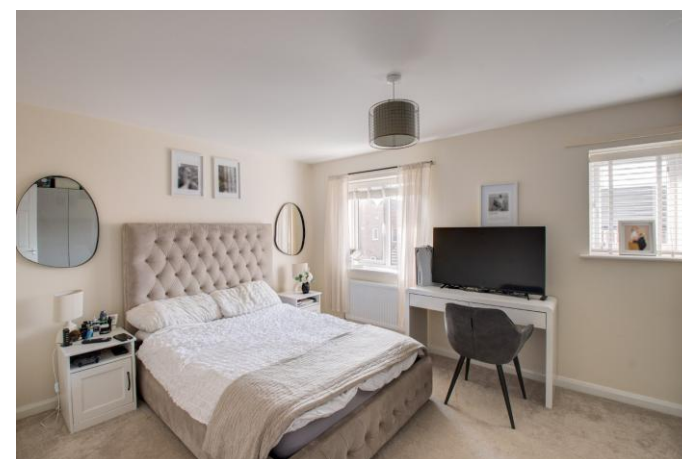
(Subject to qualification by Platform Housing) is this well-presented, two-bedroom semi-detached home, constructed in 2023 and benefiting from the remaining NHBC warranty. Ideal for first-time buyers, this modern property offers stylish interiors, a south-facing garden, and convenient access to local amenities and transport links.

Upon arrival, the property provides a large driveway for two vehicles offering private and convenient parking, and a side gate allowing access to the rear garden, and a slope leading up to the entrance.

On entry, the hallway provides access to the well-appointed kitchen, featuring a range of fitted wall and base units, an inset sink, a built-in oven with gas hob, and an extractor hood. To the rear, the bright and airy lounge benefits from French doors opening onto the rear garden, creating a seamless indoor-outdoor living space.

Upstairs, the first-floor landing gives access to two generous double bedrooms, with bedroom one enjoying two rear-facing windows and bedroom two offering a built-in storage cupboard. The modern family bathroom is fitted with a three-piece suite, including a bathtub with overhead shower.

Externally, the south-facing rear garden is beautifully presented, featuring an initial paved patio, a well-maintained lawn and timber-fenced boundaries.



We have been advised that the additional rent payable on the remaining 60% share is approximately £430 with a remaining lease length remaining of approx. 999 years.

Ideally situated near open countryside and well-regarded local schools, the property is within easy reach of leisure and shopping facilities in nearby Droitwich. The cathedral city of Worcester is just 9 miles away, while excellent transport links via the M5 (Junctions 5 and 6) provide swift access to Birmingham, the West Midlands, Bristol, the South West, London, and the South East via the M42/M40.

Details:

Hall

Kitchen 13'4" x 7'7" (4.06m x 2.3m)

Lounge/Diner 12'11" x 14'5" (3.94m x 4.4m) Both Max

WC

Landing

Bedroom One 10'4" x 14'6" (3.15m x 4.42m)

Bedroom Two 9'4" x 12'1" (2.84m x 3.68m) Both Max

Bathroom 6'6" x 7'6" (1.98m x 2.29m) Both Max



EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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?

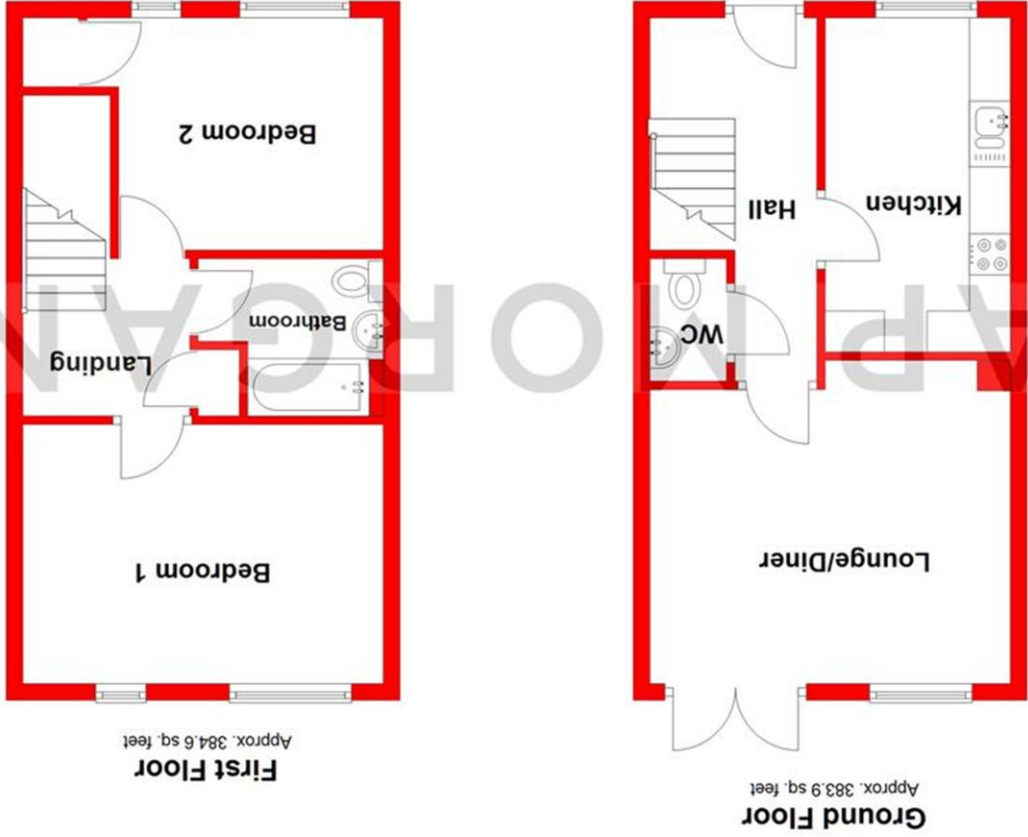
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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.



Total area: approx. 768.5 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 Planip.

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