



Penbury Street, Barbourne, Worcester, WR3 7JD

£145,000

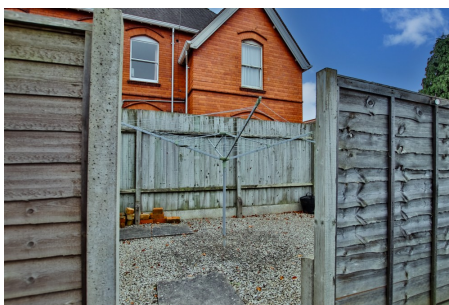
Ref: 26976351

Located in the sought-after Barbourne area and conveniently close to local amenities and transport links, this modern ground floor maisonette is now available with no onward chain.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

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ESTATE AGENTS

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Property Description

With its own private entrance, this two-bedroom maisonette boasts a living room with dual aspect windows to the front and side, a contemporary kitchen, a large double bedroom, and a good-sized single room that could be used as an office or bedroom. The property also features a bathroom and electric heating throughout.

Externally, there is a communal seating area, drying area, and residents' parking.

Lease - Currently 69 years remaining

Ground Rent £50 per annum - Service Charge £600 per annum

Council Tax Band B - Worcester Council

Entrance Hall

Living Room - 12' 6" x 9' 7" (3.81m x 2.92m)

Kitchen - 9' 7" x 5' 9" (2.92m x 1.75m)

Bedroom 1 - 14' 2" max x 9' 8" (4.32m max x 2.95m)

Bedroom 2 - 8' 11" x 7' 2" (2.72m x 2.18m)

Bathroom

Agents Note - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

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FloorPlans

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, contents and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee is given for their quantity or quality. Made with Maptopia 2022.