oulsnam







1 Long Sling, Droitwich, WR9 8FF

Asking Price £104,000, shared ownership, 40% **EPC: B**

OULSNAM ARE DELIGHTED TO INTRODUCE THIS IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME, BEING SOLD AS 40% SHARED OWNERSHIP & LOCATED WITHIN THIS POPULAR RESIDENTIAL AREA, perfect for a young family or first-time buyer to get onto the ladder! Please note that you have to be eligible for shared ownership, therefore please apply first before arranging to view & for 100% sale of the property at full price is £240,000. E P Rating B

SUMMARY

This attractive property has a stylish open plan kitchen diner with French doors leading onto the garden, two double bedrooms, living room, hallway providing cloaks hanging space and further benefits from a beautiful, landscaped garden and having two allocated parking spaces to the side. Ideal if you're a first-time buyer looking for a fresh modern home.

* Approached over a paved pathway with gravelled low maintenance fore-garden and there are two allocated parking spaces directly to the left-hand side of the property

* Entrance hallway with stairs rising to first floor accommodation and door into the lounge

* Dual aspect lounge overlooks the front and side elevations and door leads into the cloakroom comprising wash hand basin and wc and door into the kitchen diner

* Kitchen diner with integral oven, hob and fitted extractor hood above, space for washing machine and fridge freezer, wall mounted gas central heating boiler concealed behind cupboard and French doors lead onto the rear garden

* To the first floor is the main bedroom overlooking the front aspect, with built in storage cupboard above the stairs and further fitted storage cupboards and bedside tables

* Dual aspect bedroom two overlooks the side and rear garden

* The contemporary style bathroom comprises dual flush wc, pedestal wash hand basin and panel bath with shower over

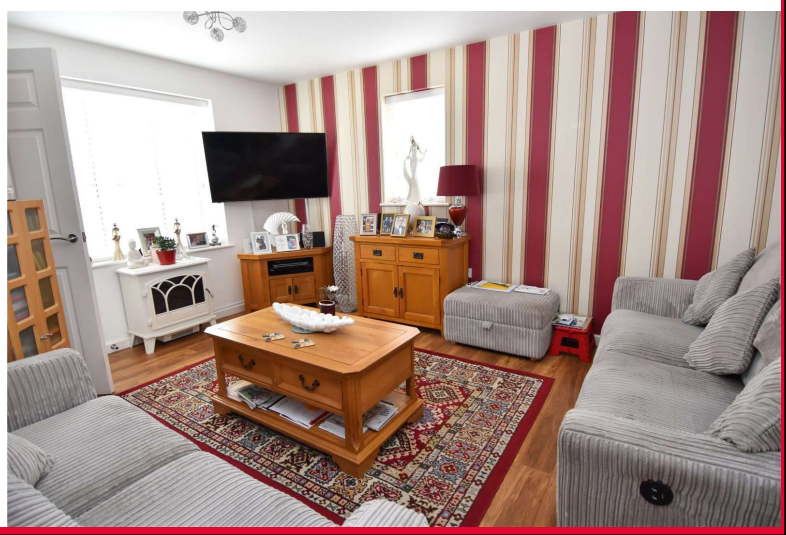
* Outside the rear garden has been beautifully landscaped with a paved patio area which extends round to the side private courtyard area and pathway leading to the rear gate, the remainder is laid to lawn and is fully enclosed by wooden panel fencing and brick walls and there is hardstanding for a garden shed

GENERAL INFORMATION

SERVICES All mains' services are available. Gas central heating is provided by the boiler located in the kitchen cupboard

TENURE
The vendor advises us that the property is LEASEHOLD. 40% is owned by the current owner, with the remaining 60% owned by Platform Housing Group (Formerly Fortis Living) the rent payment is currently £381 per calendar month which includes the service charge. The lease commenced in 2020 for a term of 125 years.





Entrance Hall:
6'5" x 4' (1.96m x 1.22m)

Lounge:
14'10" x 12'4" (4.52m x 3.76m)

Kitchen Diner:
16' x 10' (4.88m x 3.05m)

WC

Landing

Bedroom one:
12'4" x 10'5" (3.76m x 3.18m)

Bedroom two:
14'6" x 8'11" (4.42m x 2.72m)

Bathroom:
6'8" x 6'4" (2.03m x 1.93m)











THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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