



The
LEE, SHAW
Partnership

50 Willetts Lodge
Wordsley

OPEN PLAN LIVING ACCOMMODATION

This well presented 2 Bedroom Apartment is set just above the Ground Floor, located within Willetts Lodge forming part of the historic Wordsley Hospital heritage buildings. The property features an impressive open plan Lounge/Kitchen/Dining Area, high ceilings, sash style windows throughout, and a secure entry phone system. Offered with no upward chain, this apartment is ideal for first time buyers or investors.

The property has electric storage heaters and accommodation which comprises; Open plan Lounge/Kitchen/Dining area, 2 Bedrooms, En-suite Shower Room and Bathroom.

OVERALL, THIS WELL PRESENTED, READY TO MOVE INTO 2 BEDROOM APARTMENT!

The Communal Entrance has stairs to first floor which leads to the front door. The Front door opens up into the open plan Lounge/Dining/Kitchen. The Kitchen is fitted wall and base cupboards, worktops with upstands, inset sink and drainer, oven electric hob with extractor fan above. There is a good space for dining and living.

The Hallway provides access to;





BEDROOM WITH EN-SUITE

There are 2 good sized Bedrooms, with Bedroom one featuring built in sliding wardrobes and an En-Suite comprising; WC, pedestal sink, Shower with waterfall shower head and storage heater.

The Bathroom is fitted with a white suite comprising; WC, pedestal sink, bath, storage heater and a useful airing cupboard.

There is 1 allocated parking space and communal area

Service charge: £1,181.64 per Half Yearly

Ground Rent: £183.00 per year

Lease term: 199 years from 1 January 2012

Council Tax Band: A

Construction: Brick with pitched tiled roof. Services: Electric and Water connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.





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Selling Agents: The Lee, Shaw PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.