



9 Osier Close, Diglis, Worcester  
WR5 3DN



An immaculately presented semi detached home, set within a quiet cul de sac location in popular Cherry Orchard.

The home is walking distance of the city centre, local primary/high schools, shops, parks and Cherry Orchard nature reserve & comprises: light & airy entrance hallway with dog-leg staircase rising to the first floor landing & access into the W.C, lounge & kitchen/dining space. The lounge overlooks the front garden.

The kitchen has a range of base & wall units, sink & drainer, under cupboard lighting, integrated fridge and freezer with space for additional white goods, integrated eye-level oven & electric hob & useful pantry cupboard. The kitchen enjoys a dining area & also opens out to a conservatory that also has a space for dining & a useful utility area. Doors from the conservatory leads out to the low maintenance garden which enjoys a westerly aspect, with gated side access.

To the front is off road parking for several vehicles via a driveway & the part garage/store.

The home has a modern eco-friendly Haverland electric heating system & the vendors have also had a new RCD unit, updated the wiring & had additional plug sockets installed throughout.

Worcester city has a wide range of amenities to include; restaurants, bars, pubs, cafes, shops, supermarkets & leisure facilities. The home is around a 20 minute walk to the Diglis area & brunch spots such as 'Good Roots'. There are also two train stations with direct links to London Paddington, as well as a short drive from Worcestershire Parkway station.

FREEHOLD

COUNCIL TAX BAND C Worcester Council.







**Agents Note**

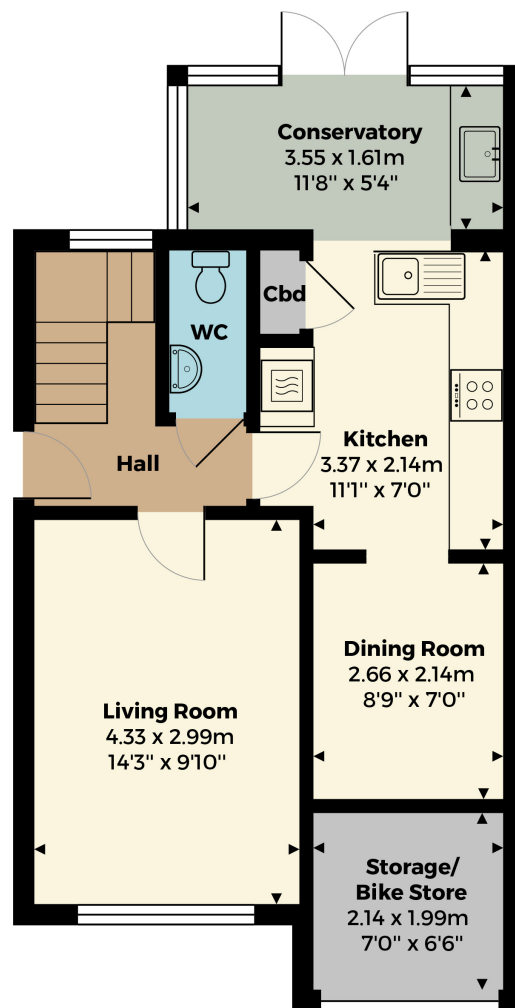
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

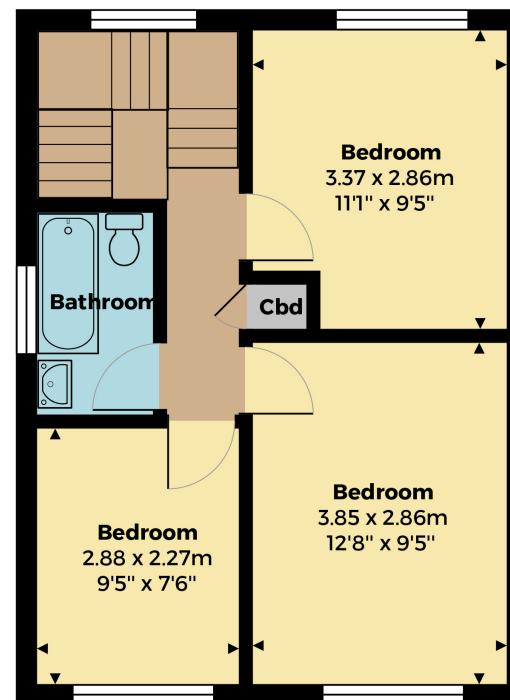
**General Information**

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.



**Ground Floor**

All measurements are approximate and for display purposes only



**First Floor**

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