

Philip Laney & Jolly



19 Osier Close, Worcester, WR5 3DN  
Guide Price £285,000



Philip Laney & Jolly welcome to the market this charming extended three-bedroom semi-detached family home located on Osier Close in the vibrant city of Worcester. This property is offered with no onward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you will find a spacious living room perfect for family gatherings or quiet evenings in. The well-designed kitchen diner offers ample space for dining and entertaining, making it the heart of the home. The property enjoys three comfortable bedrooms, providing plenty of room for family members or guests. The shower room is conveniently located to serve all bedrooms.

Outside, the well-maintained rear garden presents a lovely outdoor space for relaxation, ideal for families or those who enjoy gardening. Additionally, the property includes a garage, ensuring convenience for you and useful storage.

Situated close to local amenities, this home offers easy access to shops, schools, and parks, making it a perfect location for families. With its spacious layout and desirable features, this semi-detached house is a wonderful opportunity for anyone looking to settle in Worcester. Don't miss your chance to make this lovely property your new home.

EPC: C Council Tax Band: C Tenure: Freehold

**Hallway**

Radiator. Ceiling light point. Obscure double glazed window to front aspect. Single door to the living room. Stairs rising to first floor.

**Living room**

Double glazed window to front aspect. Two radiators. Two ceiling light points. Two wall lights. Electric fireplace. Bifold doors and a single door to the kitchen diner.

**Kitchen diner**

Two radiators. Matching wall and base units with work surface on top. Two ceiling light points. Double glazed sliding door to the garden. Stainless steel sink and drainer. Space and plumbing for washing machine, fridge freezer and cooker. Extractor fan. Double glazed single door to the garden. Storage cupboard storing combi boiler. Double glazed windows to the back and side aspect. Tiled splashbacks.

**Landing**

Sliding door to the bathroom. Doors to all bedrooms. Ceiling light point. Double glazed window to side aspect. Airing cupboard.

**Bedroom one**

Double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom two**

Double glazed window to rear aspect. Ceiling light point. Built-in wardrobes. Radiator.

**Bedroom three**

Double glazed window to front aspect. Radiator. Ceiling light point.

**Shower Room**

Shower cubicle with panelled splashback. Low level WC. Obscure double glazed window to rear aspect. Radiator. Ceiling light point. Extractor fan. Vanity unit with built-in storage. Tiled walls. Mirrored cupboards with spot lights.

**Garden**

Secured with timber panel fencing. Patio seating area. Lawned area. Borders.

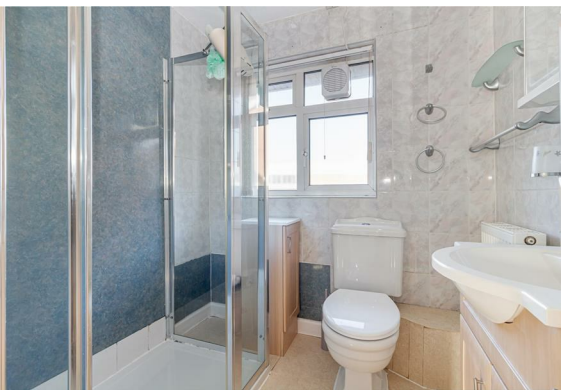
**Front**

Mature hedge shrubbery. Accessible ramp and steps.

**Garage**

En bloc. Up and over door.





## COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

## Tenure Freehold

We understand that the property is offered for sale Freehold.

## Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

## Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

## Parking

Parking for the property is via the garage and space in front. Further on street parking available.

## Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor and in-home

O2- Variable outdoor

Three- Good outdoor and in-home

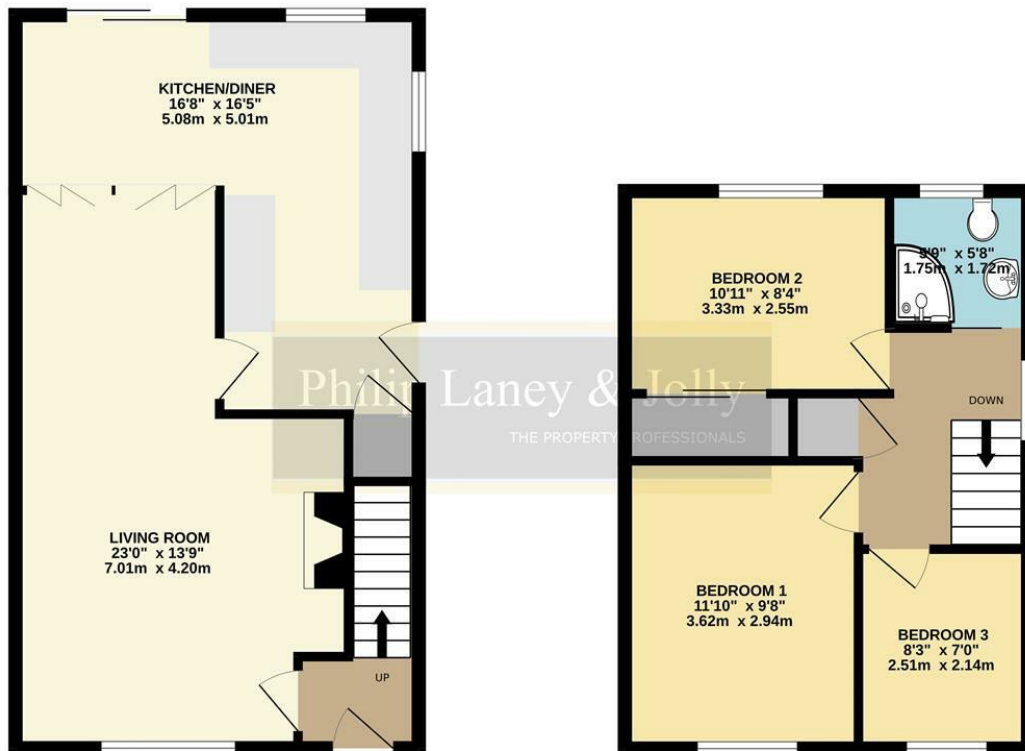
Vodafone- Good outdoor

## What Three Words

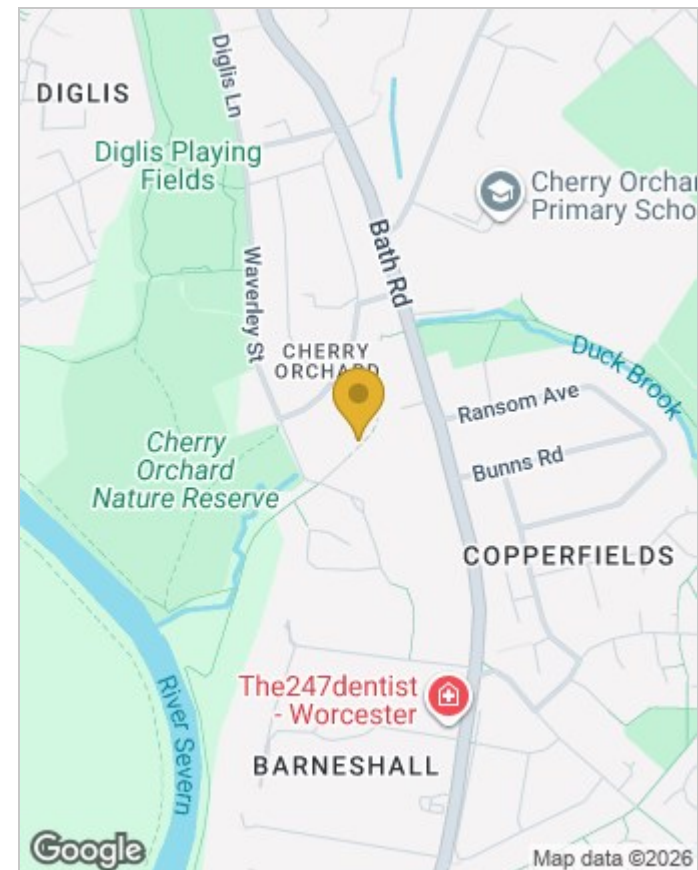
Punch Evenly Drop

## Agents Note

Please note that current solar panels are leased and purchasers should consult with their lender or broker and conveyancer before proceeding. Further details of the scheme and the lease are held with the agent,



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	72	76
		EU Directive 2002/91/EC

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.