



## Crossley Road, Diglis, Worcester, WR5 3GT

Ref: 28772282

Guide Price

**£220,000**

This two double bedroom, two bathroom home comprises; security door into communal reception hallway with stairs rising to the first floor apartment. From here is a doorway into your private hall, with access into the two double bedrooms, the bathroom & lounge/diner.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

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# Gallery



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# Property Description

A contemporary & centrally located apartment with a larger balcony, set within Diglis. Offered for sale with no onward chain.

Bedroom one has an en-suite shower room with W.C & wash basin & a Juliet balcony & a wardrobe. The bathroom has a contemporary white suite with a shower over the bath, shower screen pedestal wash basin, W.C, spotlights & tiling to the walls. The kitchen/dining/living space has French doors out to the balcony, great for sun downers & a further Juliet balcony. The kitchen has a range of base & wall units, integrated oven, hob & extractor, as well as a fridge/freezer & washing machine.

Externally, there is an allocated parking space.

Worcester is a short walk or drive away & Diglis basin has Good Roots cafe, the Barge cafe, the Diglis Hotel, Anchor Pub & Pistons Gin. There are riverside walks. The city itself has a wide range of amenities to include pubs, restaurants, bars & cafes as well as shops, supermarkets, retail parks & leisure facilities. There are two train stations that have direct links to London.

LEASEHOLD

COUNCIL TAX BAND C

Years Remaining 110 years

SERVICE CHARGES - last year around £1800.

**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 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.

# FloorPlans

All measurements are approximate and for display purposes only



First Floor