



**Allan Morris**  
estate agents

**Battenhall Rise, Battenhall,  
Worcester.**



## 21 Battenhall Rise, Battenhall, Worcester.

WR5 2DE

### Features

- 6 Bedrooms
- Park Views
- Quiet Location
- Orangery
- Breakfast Kitchen
- Versatile Accommodation
- Private Gardens

'21 Battenhall Rise' is a spacious and well proportioned six bedroom detached family home, situated within this sought after area of Battenhall, offering easy access to local schooling, amenities and major transport links. The property offers flexible and well planned accommodation, together with ample off road parking and garaging.

Accommodation briefly comprises: Welcoming Entrance Hall, large Sitting Room, beautiful Kitchen/Breakfast Room with bi-folding doors leading to the rear, initially onto decked area, Orangery, Dining Room/2nd Reception Room, Study, Cloakroom and Utility. On the first floor: Large Master Bedroom with large En-Suite, five further Bedrooms and Family Bathroom.

Outside: Ample off road parking to the front and Garaging. The rear of the property is of particular note, having decked area leading onto formal lawned garden, with mature plants and shrubs, with further gated access to Battenhall Park, if required.

### LOCATION:

The property is situated within Battenhall, which is in the heart of the City, with the property overlooking Battenhall Park. The area offers easy access to the City centre, Junction 7 of the M5 motorway, local schooling (both Secondary and Primary), as well as easy access to the prestigious Kings School Worcester.







### Directions:

From Worcester City centre proceed out along the London Road and turn right into Battenhall Road, after approximately half a mile. Proceed down Battenhall Road, at the end bear right and then take the first left, where number 21 can be found directly ahead at the bottom of the close.

WAM 6792



### Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F



Total area: approx. 217.1 sq. metres (2337.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

### Floorplan Measurements:

OPEN-PLAN KITCHEN / DINING ROOM:  
19'2" maximum x 17'3" maximum

SITTING ROOM:  
23'10" x 12'0"

SNUG:  
12'0" x 10'0"

STUDY:  
9'11" x 8'0"

ORANGERY:  
12'0" x 7'8"

BEDROOM 1:  
16'3" x 11'11"

BEDROOM 2:  
15'1" x 9'4"

BEDROOM 3:  
15'1" x 9'5"

BEDROOM 4:  
9'11" x 9'11"

BEDROOM 5:  
10'0" x 8'11"

BEDROOM 6:  
12'1" x 6'10"

FAMILY BATHROOM:  
7'9" x 7'8"

### Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ

### 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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.