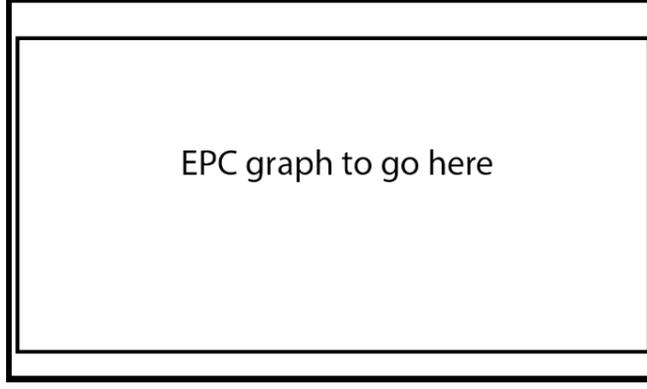
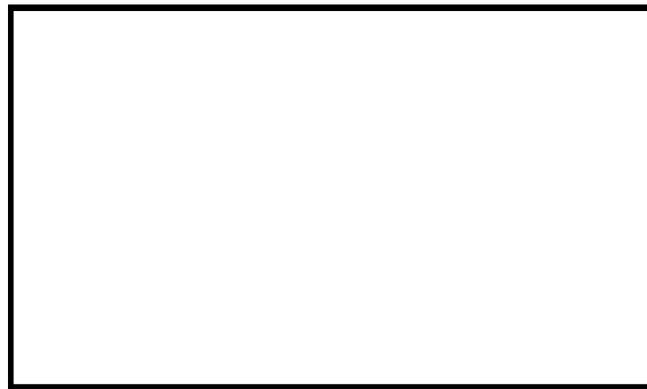


Allan Morris

estate agents



EPC graph to go here



Details Approved

Signed

Print

Date

Battenhall Road, Battenhall

Stylish garden apartment within a beautiful period building in the desirable Battenhall area just a 10 minute walk to the City. Benefiting from allocated off road parking space and courtyard garden, as well as use of further communal garden.

Accommodation briefly comprises: Spacious Entrance Hall, Living Room with bay window to courtyard, Kitchen with integrated appliances, Utility Room, double Bedroom and Shower Room.



£155,000

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26, Battenhall Road, Battenhall, WR5 2BL

All measurements are approximate. Accommodation in more detail comprises:

From the front the property is entered via part obscure glazed wooden door, providing access into:

ENTRANCE HALL

With ceiling light point, tiled floor and door into:

INNER HALL

With ceiling light points, radiator, range of fitted cupboard spaces, tiled floor, door providing access out to the rear and door to:

LIVING ROOM 14'5" x 12'8"

The centrepiece of which being a fireplace, bay window to rear aspect, radiator, ceiling light point.

KITCHEN 11'11" x 9'5"

Refitted by the current owners, with matching base and wall mounted units with wooden worktops, incorporating one and a half bowl single drainer sink unit with mixer tap over, integral appliances to include electric oven with gas hob, extractor and lighting over, fridge/freezer and dishwasher, recessed ceiling light points, under lighting, radiator, tiled floor, window to side aspect and door to:

UTILITY ROOM

With space and plumbing for washing machine, wall mounted Worcester gas central heating boiler, wall light point, window to side aspect, tiled floor, radiator.

DOUBLE BEDROOM 12'11" x 11'7" maximum 8'8" minimum

With window to front aspect, ceiling light point, radiator.

SHOWER ROOM

Fitted with low level W.C., pedestal wash hand basin and fully tiled shower cubicle, ceiling light point, tiled floor, part tiled walls, heated towel rail.

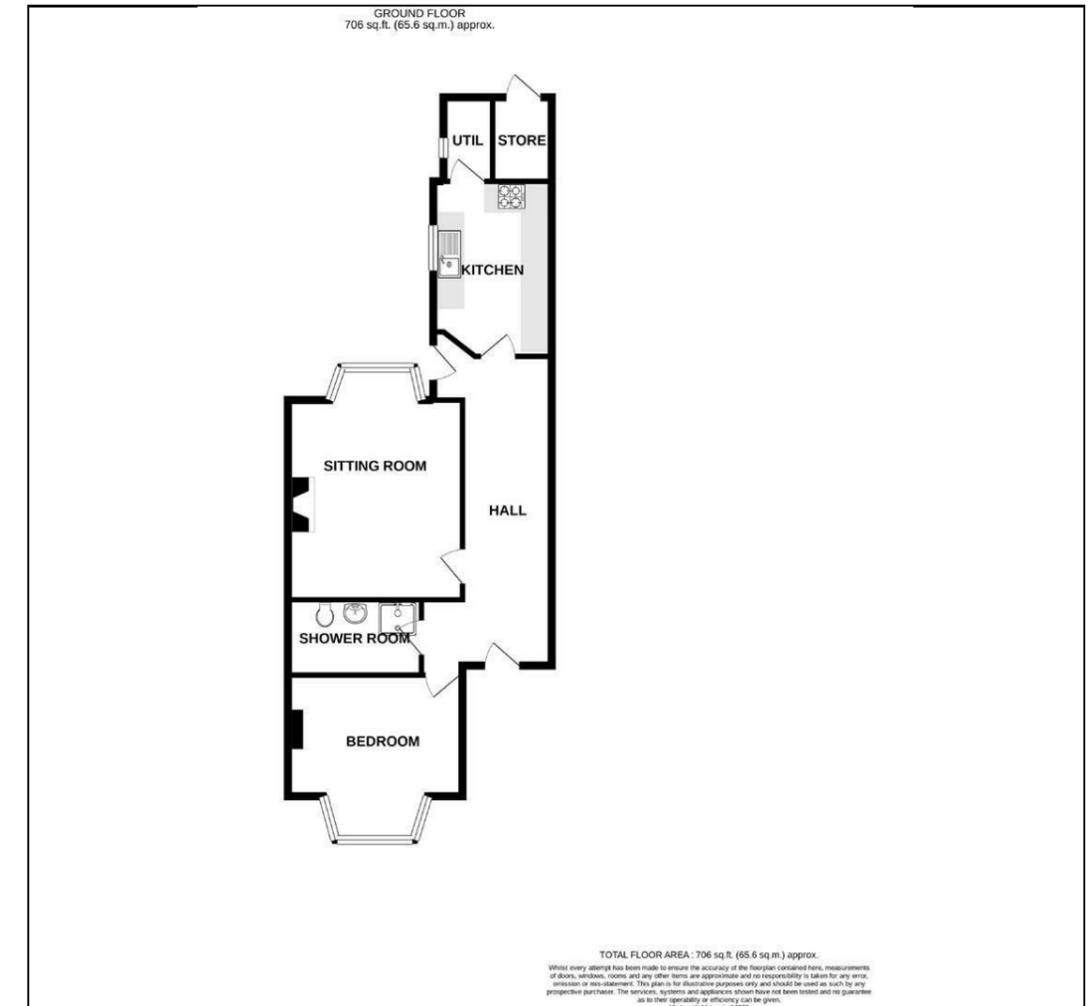
OUTSIDE:

To the front of the property is communal lawned garden and pathway leading to front door. To the very front of the property is Covered Porch Area with courtesy outside lighting.

The rear garden, initially is patio seating area, which is private to the Apartment itself and with courtesy lighting and is south to south west facing. Beyond this is a lawned communal garden with pathway leading out to passageway to the rear. From here access can be gained to the off road parking space.

AGENTS NOTE:

The Apartment benefits from Hive controlled central heating with new cast iron radiators, providing efficient heating.



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. TENURE: Leasehold We understand the property is offered for sale. 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.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along Sidbury, proceed up the hill on London Road and after a short distance turn right into Battenhall Road. Continue along, where the Apartment will be found on the right hand side, as indicated by our For Sale board.