



Allan Morris
estate agents

**Chase End Close, Battenhall,
Worcester**

**7 Chase End Close, Battenhall, Worcester.
WR5 2BY**

Features

- 3 double bedroom semi detached house
- Open plan superb Kitchen, Dining, Family area
- Immaculately presented
- Battenhall location
- Pleasant rear garden with storage
- Large driveway

An immaculately presented three double bedroom semi detached family home, with further potential and situated in the sought after Battenhall area of Worcester.

Accommodation comprising: Entrance Hall, Sitting Room/Dining Area, open plan Kitchen, Dining and Family Area with tiled flooring throughout together with granite work surfaces and kick board lighting leading onto a wonderful Family area, downstairs W.C. and storage. On the first floor: Bedroom 1 with built in wardrobes, Bedroom with built in wardrobes, Bedroom 3 with built in wardrobes and a fully tiled Family Bathroom with separate shower cubicle.

Outside: To the front is a driveway offering ample off road parking for several vehicles. The rear of the property has a well maintained garden with further useful storage area with plumbing and lighting and hard standing for a substantial shed/home office.

LOCATION:

The property is located in the popular area of Battenhall, having easy access to local schooling, amenities, Worcester City and major transport links.





Directions:

From Worcester City centre proceed out along the London Road and turn right into Battenhall Road. Proceed down Battenhall Road, turn left into Chase End Close, where number 7 can be found on the left hand side.

WAM 6967

Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: C



Ground Floor
Approx. 112.5 sq. metres (1211.1 sq. feet)



Total area: approx. 171.6 sq. metres (1847.2 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.

First Floor
Approx. 59.1 sq. metres (636.1 sq. feet)



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.

Floorplan Measurements:

SITTING ROOM/DINING AREA:
23'3" x 11'6"

OPEN PLAN KITCHEN/DINING AREA:
23'2" x 17'8" max 9'0" min

FAMILY AREA:
21'3" x 12'2"

BEDROOM 1:
17'10" x 12'0"

BEDROOM 2:
11'5" x 10'2"

BEDROOM 3:
12'2" x 10'5"

FAMILY BATHROOM:
9'5" x 7'2"

Contact us:

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