



Allan Morris
estate agents

**Battenhall Road, Battenhall,
Worcester.**

**143a, Battenhall Road, Battenhall,
Worcester. WR5 2BU**

Features

- Stunning Individual detached House
- Three Bedrooms
- Open-Plan Living Accommodation and Kitchen
- Driveway, Generous Garage and Private Garden
- Stunning Far Reaching Views
- NO ONWARD CHAIN

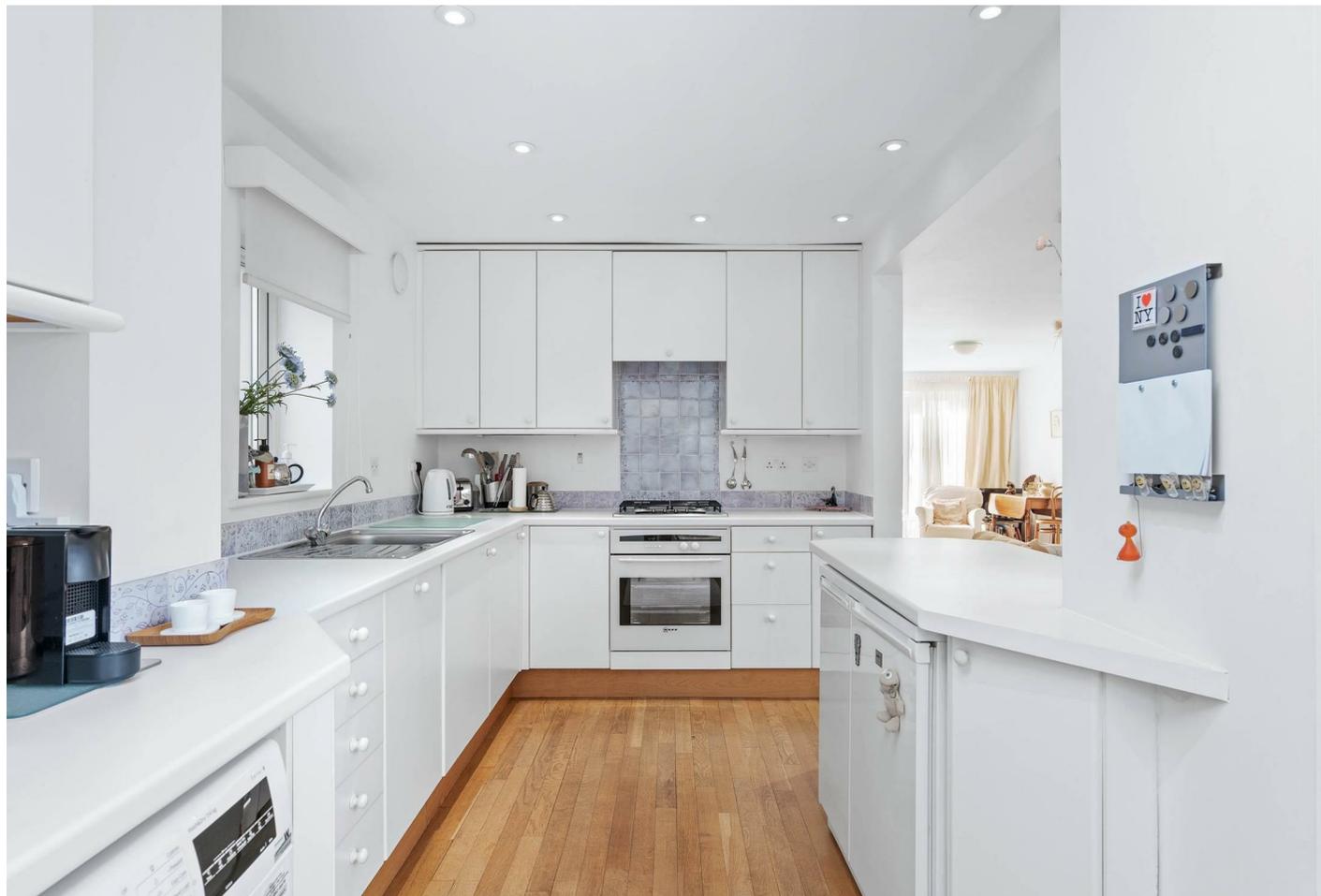
A stunning split level three bedroom detached family home, enjoying striking views of the Malvern Hills and situated in the sought after Battenhall area.

Accommodation briefly comprises: Entrance Hall and downstairs Cloakroom. On the first floor: Open-plan Living Room/Dining Area and Kitchen. On the second floor: 3rd Bedroom. On the third floor: Bedroom 1 with En-suite Shower Room, Guest Bedroom and Family Bathroom.

Outside: The property benefits from private driveway, an integral single Garage, as well as garden to front and rear.

LOCATION:

The property is situated in the highly sought after Battenhall area, ideally placed for easy reach back into Worcester City centre, as well as motorway links. The area further boasts popular schooling, excellent parkland and everything Worcester City centre has to offer within a short distance.





Directions:

From Worcester City centre proceed out along Sidbury. Continue up the hill on London Road and after a short distance turn right into Battenhall Road. Continue for just over half a mile, where number 143a can be found on the left hand side.

WAM 6662

Useful Information:

Tenure: Freehold

EPC rating: C





Ground Floor
Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.2 sq. feet)



Floorplan Measurements:

Kitchen:
16'2" x 7'8" maximum

Living Room / Dining Area:
28'10" x 11'5"

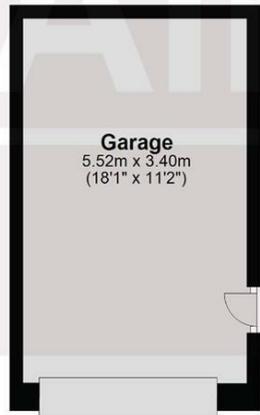
Bedroom 1:
11'11" x 11'7"

Bedroom 2:
11'6" x 8'10" maximum

Bedroom 3:
9'0" x 7'8"

Garage:
18'1" x 11'1"

Garage
Approx. 19.4 sq. metres (208.6 sq. feet)



Total area: approx. 124.7 sq. metres (1342.7 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.

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 eluded 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.

Contact us:

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