



**Allan Morris**  
estate agents

**The Hill Avenue, Worcester**

## 28 The Hill Avenue, Worcester. WR5 2AW

### Features

- 5 BEDROOM EDWARDIAN SEMI DETACHED HOUSE
- BATTENHALL LOCATION
- ORIGINAL FEATURES
- FLEXIBLE ACCOMMODATION
- OFF ROAD PARKING
- REAR GARDEN & SINGLE GARAGE

A well presented and deceptively spacious five bedroom semi detached period property, situated within the sought after area of Battenhall, offering excellent local schooling, amenities, easy access into Worcester City and major transport links.

Accommodation comprising: Entrance Hall, Sitting Room with bay window to the front elevation, second Reception, large Kitchen/Dining Room, Utility and downstairs Cloakroom. On the first floor: Three double Bedrooms, further Bedroom/Study and Family Bathroom. On the second floor: Further good size double Bedroom with velux to the rear elevation and views towards the Cathedral.

Outside: 28 The Hill Avenue has the convenience of off road parking and a well maintained rear garden. There is also single en-bloc garage.





### Directions:

From Worcester City centre proceed out along the A38 Bath Road, taking the left turning after a short distance into The Hill Avenue. Continue along where number 28 can be located on the left hand side.

WAM 6893



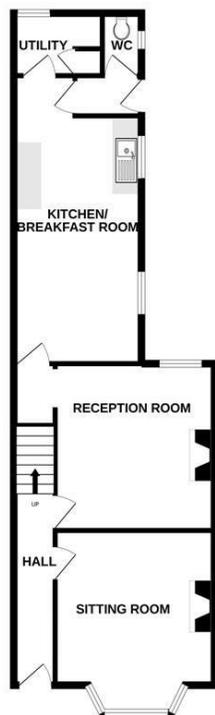
### Useful Information:

Tenure: Freehold

EPC rating: F

Council Tax Band: D

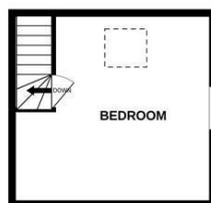
GROUND FLOOR  
662 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 1549 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floorplan Measurements:

SITTING ROOM:  
14'7" to bay x 12'5"

RECEPTION 2:  
13'3" x 12'10"

KITCHEN/DINER:  
22'3" x 10'0"

UTILITY:  
7'2" x 5'2"

BEDROOM 1:  
15'10" x 12'3"

BEDROOM 2:  
13'0" x 10'2"

BEDROOM 3:  
11'7" x 10'0"

BEDROOM 5/STUDY:  
7'9" x 7'2"

BEDROOM 4:  
15'10" max 12'11" min x 14'10"

FAMILY BATHROOM:  
8'2" x 6'11"

## 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.

## Contact us:

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