

Details Approved

Signed

Print

Date



Allan Morris
estate agents

St. Dunstans Crescent,
Worcester

St. Dunstons Crescent, Worcester

Features

- 4 Bedrooms
- 2 Bathrooms
- Battenhall Location
- Private Garden
- Open-Plan Kitchen-Diner
- No Onward Chain

A wonderful opportunity to acquire a four bedroom detached dormer bungalow, situated within this sought after area of Battenhall, with excellent local schooling, amenities, easy access into Worcester City and major transport links.

The property further benefits from off road parking, garaging and a very pleasant rear garden.





Directions:

From Worcester City centre proceed out along the London Road (A44) and turn right into Battenhall Road, after a short distance. Turn right into St. Dunstons Crescent, where number 101 can be found on the left hand side, as indicated by our For Sale board.

WAM 6616

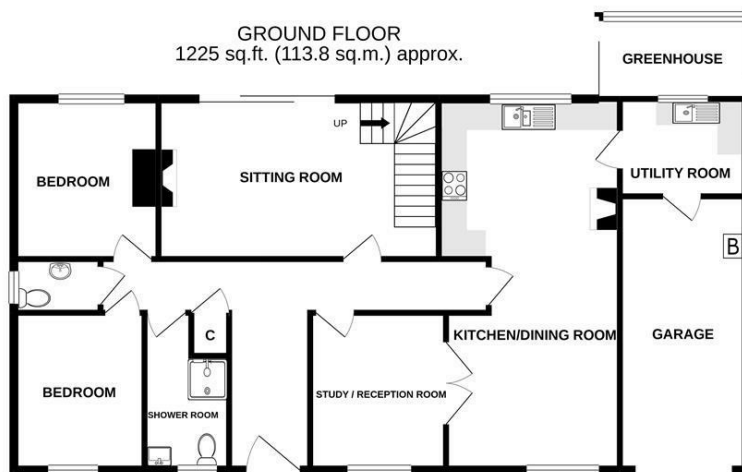


Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: D



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 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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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:

RECESSED PORCH
 ENTRANCE HALL
 SITTING ROOM:
 18'6" x 10'7"
 STUDY / FURTHER RECEPTION:
 10'6" x 9'0"
 KITCHEN / BREAKFAST ROOM:
 24'6" x 11'11" x 11'6" minimum
 Breakfast Room Area
 Kitchen Area
 UTILITY:
 8'4" x 6'8"
 DOWNSTAIRS BEDROOM 1:
 10'8" x 9'7"
 DOWNSTAIRS BEDROOM 2:
 10'2" x 8'7"
 SEPARATE CLOAKROOM
 MODERN STYLE DOWNSTAIRS SHOWER ROOM:
 10'3" x 5'7"
 LANDING:
 BEDROOM 3:
 12'0" x 11'6"
 BEDROOM 4:
 15'8" x 11'6"
 BATHROOM:
 7'10" x 4'9"
 OUTSIDE:
 WAM 6616
 EPC RATING: D
 D1 - 01/12/2021

Contact us:

Address:
 32 Sidbury, Worcester, WR1 2HZ