



Allan Morris
estate agents

**Bolston Road, Battenhall,
Worcester.**

**8 Bolston Road, Battenhall, Worcester.
WR5 2JE**

Features

- 2 Bedrooms
- 2 Bathrooms
- Period Features
- Sunny Garden
- Battenhall
- NO ONWARD CHAIN

A charming and deceptively spacious two double bedroom period terrace property, situated within the heart of Battenhall.

Accommodation briefly comprises: Entrance Hall, Sitting Room, Dining Room, Kitchen with downstairs Bathroom off. On the first floor: Master Bedroom with Dressing Area and En-Suite Shower Room, further large double Bedroom.

Outside: To the front is a pleasant walled foregarden. To the rear is a sunny low maintenance courtyard garden.

AGENT'S NOTE:

The property offers further potential to convert the loft space into an additional Bedroom, or Home Office (subject to the relevant Planning Permissions).

LOCATION:

The property is situated within Battenhall, which is in the heart of the City. The area offers easy access to the City centre, Junction 7 of the M5 motorway, local schooling (both Secondary and Primary), as well as easy access to the prestigious Kings School Worcester.





Directions:

From Worcester City centre proceed out on the A38 Bath Road in the direction of St. Peter's. After approximately three quarters of a mile turn left onto Bolston Road, where number 8 can be found on the right hand side, as indicated by our For Sale board.

WAM 6970



Useful Information:

Tenure: Freehold

EPC Rating: E

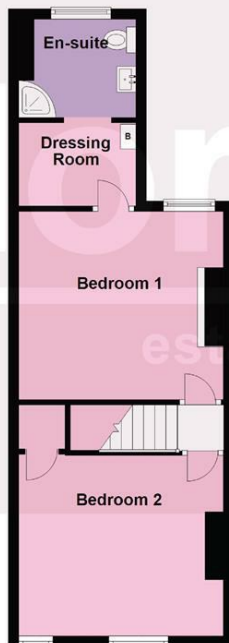
Council Tax Band: B



Ground Floor
Approx. 46.5 sq. metres (500.1 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 87.5 sq. metres (942.4 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.

Floorplan Measurements:

SITTING ROOM:
13'5" x 9'8"

DINING ROOM:
13'1" x 12'0"

KITCHEN:
12'5" x 7'5"

DOWNSTAIRS BATHROOM:
8'11" x 6'11"

BEDROOM 1:
13'1" x 12'0"

DRESSING AREA:
7'5" x 5'4"

EN-SUITE SHOWER ROOM:
7'6" x 6'8"

BEDROOM 2:
13'2" x 11'5"

COURTYARD GARDEN:
16'9" x 14'0"

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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