



141

Allan Morris
estate agents

**Battenhall Road, Battenhall,
Worcester.**

**141 Battenhall Road, Battenhall,
Worcester. WR5 2BU**

Features

- Detached family home
- Open-plan Living Room and Dining Room
- 4 Bedrooms
- Driveway and double Garage
- Well tended garden
- Sought after and convenient location

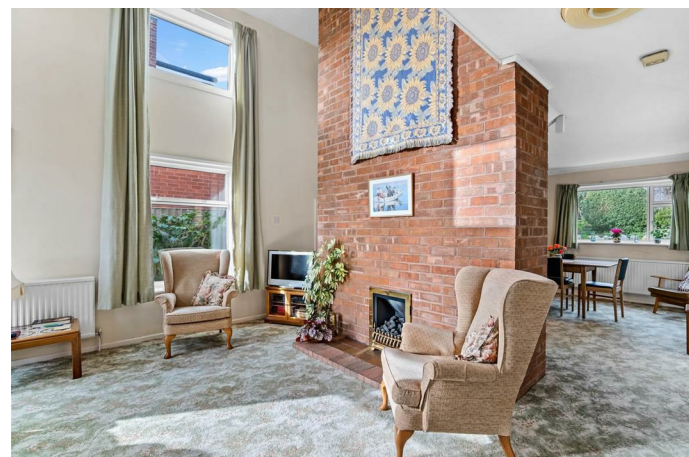
A spacious four bedroom detached family home, located in the sought after Battenhall area of Worcester and enjoying a delightful outlook towards the Malvern Hills.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, open-plan accommodation to include Living Room and Dining Room, Breakfast Kitchen, door to Side Lobby with Utility Cupboard and Pantry Cupboard. On the first floor: Master Bedroom with En-Suite Shower, three further Bedrooms and Family Bathroom.

Outside: To the front is driveway, garden and access to integral double Garage. The rear garden is largely laid to lawn and offers a good degree of privacy.

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 our Office in Sidbury, continue out of Worcester along the London Road. At the top of the hill after a few hundred yards turn right into Battenhall Road, where number 141 can be located on the left hand side, after approximately half of a mile, as indicated by our For Sale board.

WAM 6968

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E





Floorplan Measurements:

LIVING ROOM:
16'2" x 15'0" maximum 10'2" minimum

DINING ROOM:
14'11" x 13'7"

KITCHEN:
15'10" x 10'4"

BEDROOM 1:
19'2" max (rear of wardrobe) 16'1" min x 10'7"

BEDROOM 2:
11'2" x 10'4"

BEDROOM 3:
10'4" x 10'3"

BEDROOM 4:
10'4" x 7'7"

SHOWER ROOM:
5'3" x 2'9"

BATHROOM:
8'0" x 5'9"

DOUBLE GARAGE:
19'3" maximum 18'0" minimum x 17'1"

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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32 Sidbury, Worcester, WR1 2HZ