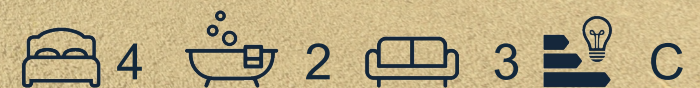




172 Battenhall Road, Worcester, WR5 2BT  
Guide Price £630,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney & Holly Worcester welcome to the market 172 Battenhall Road. Nestled in the desirable area of Battenhall, Worcester, this impressive detached family home offers a perfect blend of space, comfort, and versatility. With four generously sized double bedrooms, including a main suite with an ensuite shower room, this property is ideal for families.

Upon entering, you are greeted by a welcoming hallway that leads to three well-appointed reception rooms. The dining room and living room provide ample space for entertaining, while the feature conservatory/garden room offers a tranquil view of the expansive rear garden, perfect for relaxation or family gatherings. The kitchen breakfast room is both functional and inviting, complemented by a utility room that has convenient access to the double garage.

The property enjoys two modern bathrooms and a downstairs WC. Double glazing and gas central heating throughout the home provide comfort and energy efficiency.

Outside, the generous front driveway accommodates parking for multiple vehicles, a rare find in residential properties. The rear garden is a true highlight, offering a vast outdoor space for children to or for hosting summer barbecues.

This home is offered with no onward chain, making it an attractive option for those looking to move swiftly. Additionally, the current contents and furnishings are available for negotiation, providing an opportunity for a seamless transition into your new home.

In summary, this remarkable property on Battenhall Road is a must see for anyone seeking a spacious and versatile family home in a sought-after location.

#### **Entrance Porch**

Double glazed door with double glazed side panel. Wooden effect flooring.

#### **Hall**

Double glazed window to the front, radiator, ceiling light point and stairs to the first floor. Understairs cupboard.

#### **Cloakroom**

Sky light window radiator, tiled splash backs, pedestal wash hand basin, low level W.C. wood effect flooring and ceiling light point.

#### **Living Room**

Double glazed sliding patio doors to the conservatory. Two radiators, electric fire and inset. Double glazed window to the front, two wall lights and two ceiling light points.

#### **Conservatory**

Overlooking the generous size rear garden with views to the Malvern Hills. Two double glazed patio doors. Wood effect flooring, eight spot lights and two sky light windows and radiator.

#### **Dining Room**

Double glazed window to the conservatory, double glazed door to the conservatory. Wood effect flooring and radiator.

#### **Kitchen Breakfast Room**

Double glazed window to the side and rear. Wall and base units. Baumatic five burner gas hob. Chrome cooker hood over and undercounter space and freezer. Wall mounted Worcester Combination boiler. Breakfast bar.

#### **Utility**

Obscure double glazed window to the side aspect. Belfast sink. Wall and base units. Tumble dryer and washing machine. Ceiling light point and tiled floor.

#### **Garage**

Remote access up and over double entrance door. Radiator and three ceiling light points.







#### Landing

Double glazed to the front aspect, two ceiling light points, loft hatch, radiator and airing cupboard with shelving.

#### Bedroom One

Double glazed to the rear, radiator, ceiling light point and built-in wardrobes.

#### Ensuite

Obscure double glazed to front aspect. Pedestal wash hand basin. Low level W.C. Tiled splash backs, corner shower cubicle, wall mounted heated towel rail and shaver point.

#### Bedroom Two

Double glazed window to the rear, radiator, ceiling light point and built-in wardrobes.

#### Bedroom Three

Double glazed window to the front, radiator, ceiling light point and built-in wardrobe.

#### Bedroom Four

Double glazed window to the rear aspect. Radiator, five ceiling spot lights.

#### Bathroom

Obscure double glazed to the front aspect, fully tiled walls, panelled bath with mixer tap, Triton shower over, wall mounted heated towel rail, low level W.C., pedestal wash hand basin and three ceiling spot lights.

#### Outside

To the front aspect there is a tarmac and gravelled driveway providing parking for multiple vehicles.

#### Rear Garden

Most generous size rear garden providing a blank canvass that is laid to lawn with patio and enclosed by timber panel fencing. Access to the side with outside tap

#### Parking

Parking for the property is to the front for multiple vehicles and access to a double garage.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Tenure Freehold

We understand that the property is offered for sale Freehold.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : F

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

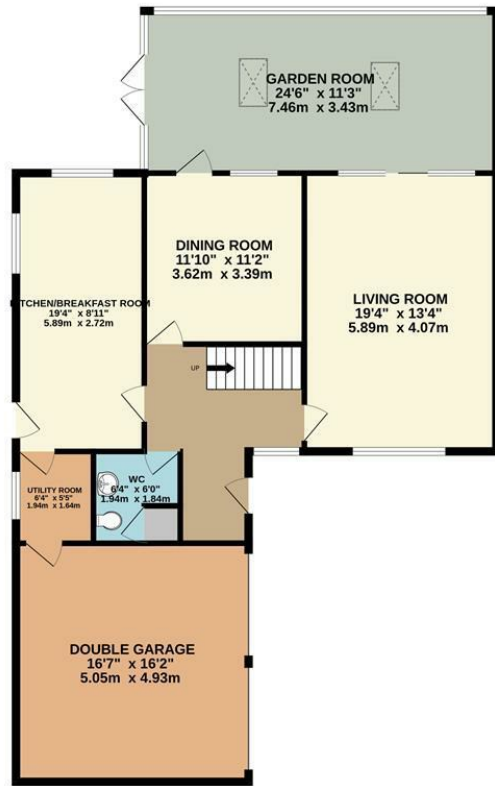
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Verifying ID

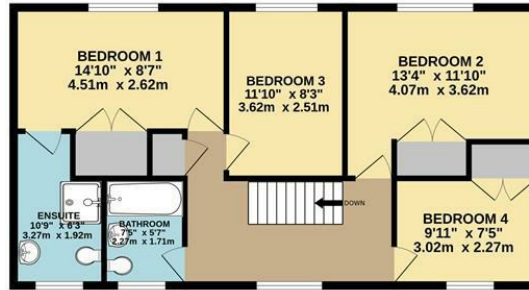
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport,



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.