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**Allan Morris**  
estate agents

**Battenhall Road, Battenhall,  
Worcester.**

**152 Battenhall Road, Battenhall,  
Worcester. WR5 2BT**  
Features

- Stunning extended & fully refurbished detached family home
- Four double Bedrooms
- Glorious contemporary living accommodation
- Driveway and double Garage
- Fabulous rear garden
- Sought after location

A stunning and most spacious extended four bedroom detached family home, enjoying top of the range features and specification throughout and situated in a prime and sought after location.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Office, Living Room, open-plan Kitchen/Breakfast Room/Dining Room and Snug/Cinema Room. On the first floor: Bedroom 1 with Dressing Room Area, En-Suite Shower Room and balcony area, three further Bedrooms and Family Bathroom.

Outside: To the front is a generous driveway, sunny front patio area and double Garage. To the rear is generous enclosed garden with exterior lighting and enjoying a westerly orientation.

**LOCATION:**

The property is situated within the highly sought after Battenhall area of Worcester, just a stone's throw away from the City centre itself, offering a wide range of shops, restaurants, bars and cafes. Also within easy reach are various parks, river walks, Waitrose Supermarket and the glorious Worcester Cathedral. For those commuting elsewhere, Junction 7 of the M5 motorway can be reached within a few minutes drive, as well as the Worcestershire Parkway Railway Station giving direct rail routes to London. The location also enjoys a popular school catchment for both Primary and Secondary options and is within walking distance of the prestigious King's School Worcester.

**AGENTS NOTE 1:** A full specification of all technology and improvements made to the property is available via the agents.

**AGENTS NOTE 2:** The property benefits from a mixture of under floor heating and gas central heating.





### 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 152 can be found on the right hand side, after approximately half a mile.

WAM 7167



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Total area: approx. 241.3 sq. metres (2596.8 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.

## 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:

UTILITY ROOM:  
6'5" x 5'6"

OFFICE:  
12'1" x 8'11"

LIVING ROOM:  
24'5" x 12'11" maximum 12'8" minimum

KITCHEN:  
14'11" x 10'9"

BREAKFAST / DINING ROOM:  
23'1" x 11'11"

SNUG / CINEMA ROOM:  
12'2" x 11'9"

DOUBLE GARAGE:  
17'11" x 17'4"

BEDROOM 1:  
13'10" x 12'7"

DRESSING ROOM AREA:  
12'6" x 7'7"

EN-SUITE SHOWER ROOM:  
10'1" x 6'4"

BEDROOM 4:  
10'1" x 9'5"

FAMILY BATHROOM:  
11'4" x 6'4"

BEDROOM 2:  
11'10" x 11'9"

BEDROOM 3:  
11'9" x 11'3"

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ