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Allan Morris
estate agents

**St. Dunstons Crescent,
Battenhall, Worcester.**



**33 St. Dunstons Crescent, Battenhall,
Worcester. WR5 2AF**

Features

- Period Family Home
- 3 Bedrooms
- Open-plan Living Room/Dining Room
- Sunny rear garden
- Sought after location
- NO ONWARD CHAIN

A characterful period three bedroom mid terraced family home, situated in the sought after Battenhall area, within walking distance of Worcester City centre.

Accommodation briefly comprising: Entrance Hall, open-plan Living Room/Dining Room, Kitchen and Sun Room. On the lower ground floor: Separate Cellar providing potential Office/Playroom area. On the first floor: Two Bedrooms, Family Bathroom and further separate Cloakroom. On the second floor: Further Bedroom.

Outside: To the rear is an enclosed private garden.

LOCATION:

The property is situated in the heart of the ever popular Battenhall area of Worcester, offering easy access to local schooling, amenities, major transport links and within walking distance of Worcester City centre.





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 33 can be found on the left hand side, as indicated by our For Sale board.

WAM 7234



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B



Total area: approx. 122.2 sq. metres (1315.7 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:

LIVING ROOM:
12'9" x 10'7"

DINING ROOM:
11'9" x 11'6"

KITCHEN:
15'8" x 6'7"

SUN ROOM:
9'7" x 7'6"

CELLAR:
14'5" x 10'2"

BEDROOM 1:
14'7" x 10'8"

BEDROOM 2:
11'9" x 8'9"

BEDROOM 3:
14'6" x 10'6"

BATHROOM:
7'3" x 6'7"

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:

Address:

32 Sidbury, Worcester, WR1 2HZ