



1-4
Oaklands
Court →

WALCOTT
140030

Elton House

2



Allan Morris
estate agents

**Battenhall Road, Battenhall,
Worcester.**



Ripon House, 2 Oaklands Court, Battenhall Road, Battenhall, Worcester. WR5 2BB

Features

- 3 Bedroom Town House
- Modern refitted Kitchen
- Driveway, Garage and further allocated parking space
- Highly sought after location
- NO ONWARD CHAIN

A modern and well presented three bedroom Town House, situated in the sought after Battenhall area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom and Kitchen/Breakfast Room. On the first floor: Living Room and Master Bedroom with En-Suite Shower Room. On the second floor: Two further Bedrooms and Family Bathroom.

Outside: To the front the property benefits from private driveway and further allocated parking space, as well as integral single Garage. To the rear is enclosed private garden enjoying a sunny aspect.

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.





Directions:

From Worcester City centre proceed out along Sidbury and up London Road. After a short distance turn right into Battenhall Road. Continue along, where Ripon House, 2 Oaklands Court can be located on the right hand side after the turning for Timberdine Avenue, as indicated by our For Sale board.

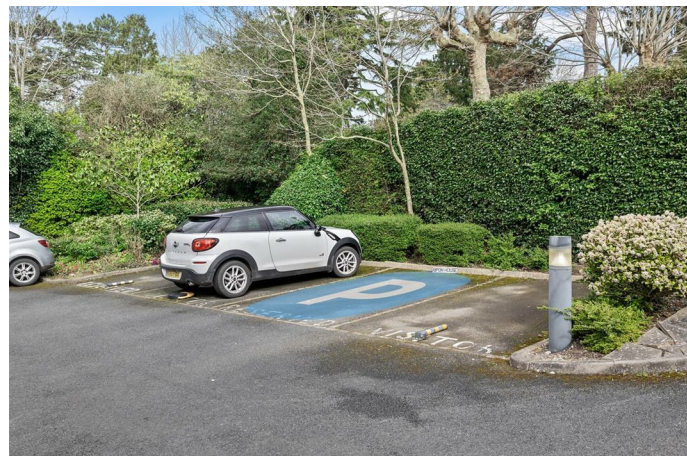
WAM 7245

Useful Information:

Tenure: Freehold

EPC Rating: C

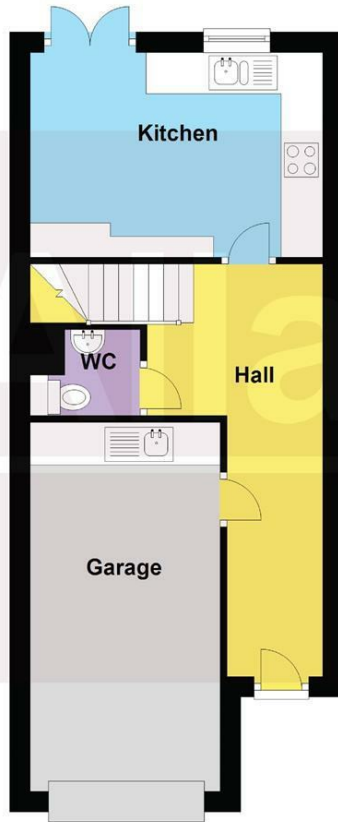
Council Tax Band: D





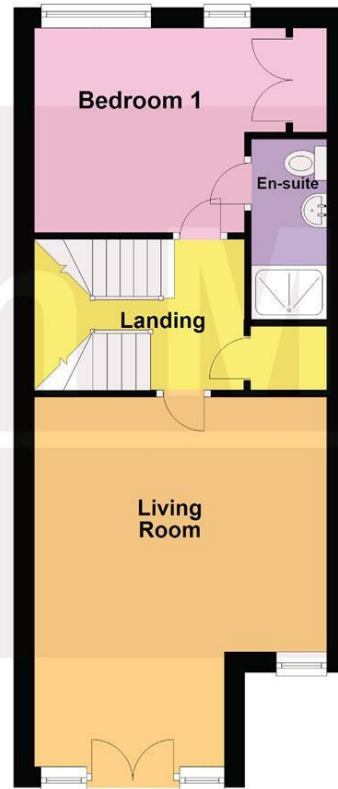
Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



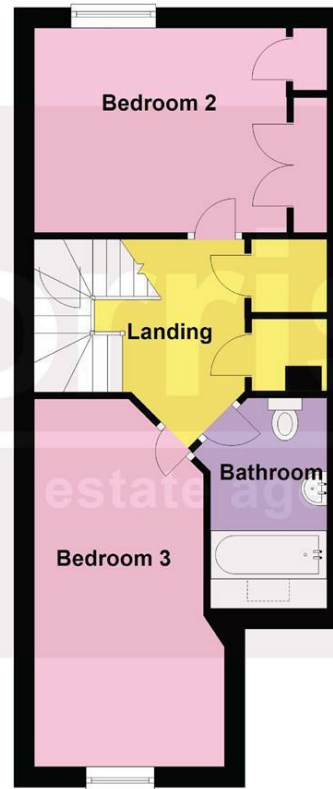
First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Second Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 130.6 sq. metres (1406.0 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:

BREAKFAST KITCHEN:

14'0" x 8'11"

LIVING ROOM:

17'1" maximum 11'11" minimum x 9'10"

MASTER BEDROOM:

12'1" maximum 9'10" minimum x 9'10"

BEDROOM 2:

11'10" x 9'10"

BEDROOM 3:

17'1" x 8'9" maximum 8'1" minimum

INTEGRAL SINGLE GARAGE + UTILITY AREA:

17'1" x 8'11"

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.

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