






1 St. Audries Road, Battenhall, Worcester. WR5 2AL

Guide Price £400,000

 4  1  2



Sitting within the much sought after area of Battenhall, '1 St. Audries Road' offers flexibility of space together with ample parking and very pleasant garden to the front, side and rear. The property is situated within a quiet location yet within easy reach of Worcester City, amenities and local schooling close by and motorway links.

Accommodation briefly comprising: Entrance Porch, Hallway, Cloakroom, Sitting Room with bay window, Dining Room and Kitchen. To the first floor: Three Bedrooms (2 doubles) and Family Bathroom. To the second floor: Double Bedroom.

Outside: To the front is a driveway offering parking for numerous vehicles and a well kept front lawn area. There is a good size lawn and patio seating area to the side, leading around to the rear, where there is a decked area, patio and shed.

Sitting Room - 4.3m x 3.6m (14'1" x 11'9")

Dining Room - 4.4m x 3.3m (14'5" x 10'9")

Kitchen - 5.6m x 2.2m max (18'4" x 7'2")

Bedroom 1 - 3.6m x 3.5m (11'9" x 11'5")

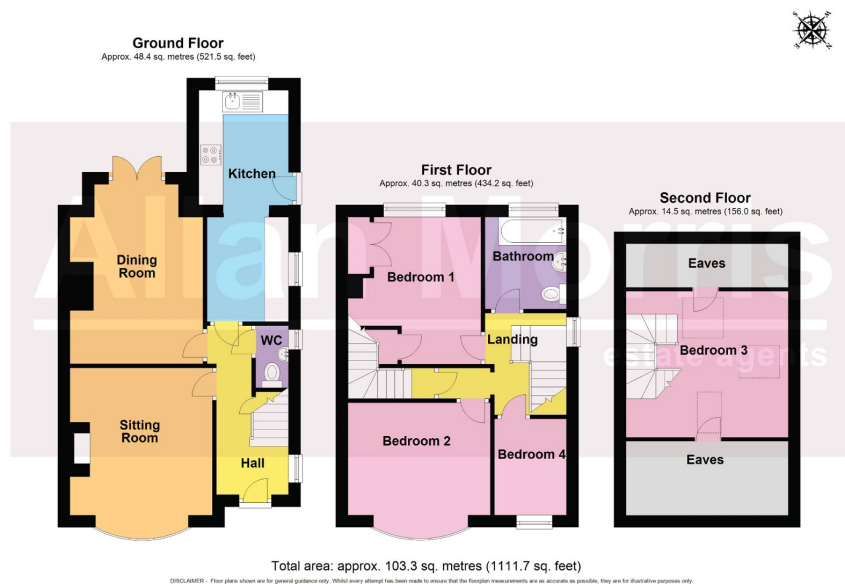
Bedroom 3 - 3.7m x 3.3m (12'1" x 10'9")

Bedroom 4 - 1.8m x 2.4m (5'10" x 7'10")

Family Bathroom - 2.3m x 2m (7'6" x 6'6")

Bedroom 2 - 4m x 3.5m (13'1" x 11'5")





- 4 Bedroom semi detached house traditionally built
- Dining Room with doors to the rear
- Downstairs Cloakroom
- Family Bathroom
- Pleasant front, side and rear garden
- Sitting Room to the front with bay window
- Extended Kitchen
- 4 Bedrooms
- Ample parking via driveway
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	