



Allan Morris

estate agents

**Battenhall Avenue, Battenhall,
Worcester**

The Nook, Battenhall Avenue, Battenhall, Worcester. WR5 2HW

Features

- Stunning detached family home
- 4 Bedrooms
- Greatly improved by current owners
- Planning Permission for extension (if required)
- Generous driveway and Garage
- Private garden with views
- Planning Application Reference: 22/00911/HP

A beautifully presented and much improved four bedroom detached family home, offered with further plans, which have been passed, to increase the size of the property (if required), situated in the highly sought after Battenhall area of Worcester and enjoying a generous plot and with stunning far reaching views to the rear.

Accommodation briefly comprising: Entrance Hall, two Cloakrooms, stunning Kitchen/Diner, Utility Room and Living Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front the property benefits from a most generous driveway, with access to Garaging. To the rear is a generous rear garden.

LOCATION:

The property is situated within the highly sought after Battenhall area, which is in the heart of the City. The area offers easy access to the City centre, Junction 7 of the M5 motorway, local schooling (both Secondary and Primary), as well as easy access to the prestigious Kings School Worcester.





Directions:

From Worcester City centre proceed out along the London Road and turn right onto Camp Hill Road. Continue along, where Camp Hill Road becomes Battenhall Avenue. Continue along Battenhall Avenue where 'The Nook' can be found on the right hand side.

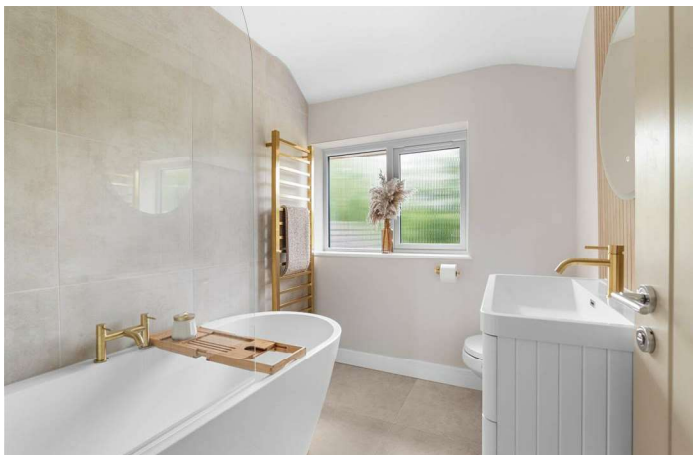
WAM 7325

Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: F





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:

KITCHEN / DINER:
21'5" x 19'8" maximum 16'0" minimum

UTILITY ROOM:
10'2" x 7'7"

LIVING ROOM:
21'1" x 11'6"

BEDROOM 1:
14'9" max (into wardrobes) 13'0" min x 11'8"

EN-SUITE SHOWER ROOM:
8'1" x 5'8"

BEDROOM 2:
12'9" x 8'4"

BEDROOM 3:
12'9" maximum 10'7" minimum x 7'9"

BEDROOM 4:
11'3" x 7'5"

BATHROOM:
7'5" x 6'3"

GARAGE:
27'3" maximum 22'0" minimum x 12'7"

Contact us:

Address:

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