



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

55 St. Dunstons Crescent, Battenhall, Worcester. WR5 2AF

£425,000

3 2 2



A much improved beautifully presented, extended three bedroom detached period property, situated in the heart of Battenhall, offering a sympathetic blend of modern and character features.

Accommodation briefly comprises: Entrance Hallway, Living Room, downstairs Cloakroom, open plan Kitchen/Dining Room. To the first floor: Two Bedrooms and a Bathroom. On the second floor: Master Bedroom with En-Suite and further eaves storage.

Outside: To the front is a small foregarden and to the rear is a landscaped garden with raised patio area and planter borders.

Kitchen/Diner - 8.09m x 3.66m (26'6" x 12'0")

Hallway - 2.82m x 1.82m (9'3" x 5'11")

Living Room - 4.12m x 3.66m (13'6" x 12'0")

Bedroom 2 - 3.61m x 3.66m (11'10" x 12'0")

Bedroom 3 - 3.62m x 2.73m (11'10" x 8'11")

Bathroom - 5.26m x 2.31m (17'3" x 7'6")

Bedroom 1 - 3.44m x 3.66m max (11'3" x 12'0")





- Beautifully presented renovated property
- Two Bathrooms
- Close to City centre
- Battenhall location
- Three Bedrooms
- Stylish extended open plan living
- Landscaped garden
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	