



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

136 Battenhall Road, Worcester. WR5 2BT

£440,000

3 1 2



A spacious three bedroom detached Bungalow, situated in the highly sought after Battenhall area of Worcester.

Accommodation comprising: Entrance Hall, W.C., Inner Hallway, Living Room, Dining Room, Kitchen, three Bedrooms and a Bathroom.

Outside: To the front is a generous foregarden and driveway. The driveway continues down the side of the property to the rear, with access to a brick built single Garage. There is a delightful enclosed garden largely laid to lawn with a raised patio seating area and a pleasant outlook.

LOCATION:

The property is situated within Battenhall, 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.

Living Room - 6.15m x 3.56m (20'2" x 11'8")

Kitchen - 3.78m max x 4.6m max (12'5" x 15'1")

Dining Room - 3.76m x 3.23m (12'4" x 10'7")

Bedroom 1 - 3.76m x 2.87m (12'4" x 9'5")

Bedroom 2 - 3.76m x 2.84m (12'4" x 9'4")

Bedroom 3 - 2.84m x 2.84m (9'4" x 9'4")

Bathroom - 2.82m x 2.77m max (9'3" x 9'1")





Ground Floor
Approx. 127.9 sq. metres (1377.0 sq. feet)



Total area: approx. 127.9 sq. metres (1377.0 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.

- Spacious detached Bungalow • 3 Bedrooms
- 2 Reception Rooms
- Driveway & single garaging
- Easy access to Worcester City & transport links
- Delightful enclosed garden
- Highly sought after location
- Council Tax Band D



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