



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

106 Woolhope Road, Battenhall, Worcester. WR5 2AP

Offers Over £260,000

3 1 2



A most characterful and well proportioned three bedroom period house, situated in the popular area of Battenhall.

Accommodation briefly comprising: Sitting Room, Dining Room, Kitchen and downstairs Bathroom. To the first floor: Master Bedroom with storage cupboard and two further Bedrooms.

Outside: To the front of the property is a low maintenance foregarden. The rear of the property has a good size garden, with patio and lawned area with several tree borders.

AGENTS NOTE: The property benefits from having internal insulation added to increase energy efficiency. EPC level C.

**Living Room** - 3.96m x 3.79m max (12'11" x 12'5")

**Dining Room** - 3.81m x 3.53m (12'6" x 11'6")

**Kitchen** - 2.73m x 2.11m (8'11" x 6'11")

**Bedroom 1** - 3.79m x 3.37m (12'5" x 11'0")

**Bedroom 2** - 3.52m x 2.67m (11'6" x 8'9")

**Bedroom 3** - 2.67m x 2.05m (8'9" x 6'8")

**Bathroom** - 2m x 1.69m (6'6" x 5'6")





- No Onward Chain
- Character features
- Energy efficiency improvements
- Pleasant rear garden
- 3 Bedrooms
- Battenhall location
- Close to City centre
- Council Tax Band C

