



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



**18 Amery Close, Battenhall, Worcester. WR5 2HL**

Offers Over £525,000

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Fabulous detached family home, offered with Planning Permission granted for extension, as well as conversion of spacious outbuilding into a two bedroom separate dwelling or Annexe, situated at the end of a quiet cul-de-sac in the sought after Battenhall area.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Living Room, Dining Room, Conservatory, Kitchen, side Lobby and Utility. On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and Bathroom.

Outside: Generous driveway providing parking for several vehicles. To the rear is the main garden made up of patio, gravelled garden and raised decked area, further lawned garden where access can be gained into a substantial Outbuilding, currently with 3 separate rooms.

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

**Living Room** - 5.64m x 3.12m (18'6" max(into bay) 16'7" min x 10'3")

**Kitchen** - 3.48m x 3.15m (11'5" x 10'4")

**Dining Room** - 3.12m x 3.07m (10'3" x 10'1")

**Conservatory** - 3.45m x 2.64m (11'4" x 8'8")

**Utility** - 2.01m x 1.14m (6'7" x 3'9")

**Bedroom 1** - 4.47m x 3.12m (14'8" max 11'4" min x 10'3")

**En-Suite** - 2.03m x 1.57m (6'8" x 5'2")

**Bedroom 2** - 3.15m x 2.95m (10'4" x 9'8")

**Bedroom 3** - 2.77m x 2.21m (9'1" x 7'3")

**Bathroom** - 1.75m x 1.65m (5'9" x 5'5")



Proposed Plans, Elevations and Section - Scale 1:50 @ A1

**18 Amery Close,  
Worcester, Worcestershire,  
WR5 2HL**  
Proposed Barn Conversion

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Rev	Date	Description
1	2nd March 2020	Issued for planning

Date: 2nd March 2020  
Drawing No: 18AC-DWG-001



Proposed Plans and Elevations - Scale 1:50 @ A1

**18 Amery Close,  
Worcester, Worcestershire,  
WR5 2HL**  
Proposed Rear Single Storey Extension

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Rev	Date	Description
1	20th June 2020	Issued for planning

Date: 20th June 2020  
Drawing No: 18AC-DWG-PPE



- Refurbished detached family home
- Popular school catchments
- 2 Garden spaces
- Planning Permission for conversion of substantial Outbuilding (23/00579/FUL)
- Quiet sought after location
- Driveway providing parking for several vehicles
- Planning permission to extend (23/00583/HP)
- Council Tax Band: D

