



















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")

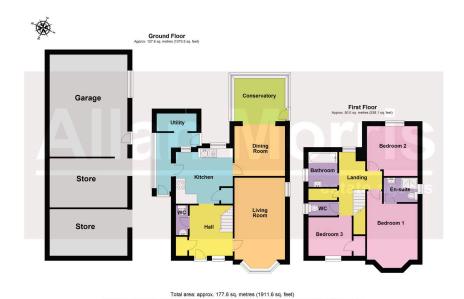
Bedroom 3 - 2.77m x 2.21m (9'1" x 7'3")

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



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





- Refurbished detached family
 Quiet sought after location home
- Popular school catchments
- Driveway providing parking for several vehicles

• 2 Garden spaces

- · Planning permission to extend (23/00583/HP)
- Planning Permission for conversion of substantial Outbuilding (23/00579/FUL)
- · Council Tax Band: D



