



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



21 Woolhope Road, Battenhall, Worcester. WR5 2AR

Offers In Region Of £350,000

3 1 1





A very well presented and deceptively spacious three bedroom semi detached house, situated within the sought after area of Battenhall.

Accommodation briefly comprises: Entrance Hall, Dining Area, good size Sitting Room to rear with wood burner and stunning views towards the City and Cathedral. On the lower ground floor: Kitchen/ Dining Room with double doors to patio. On the 1st floor: 3 Bedrooms and Family Bathroom. On the 2nd floor: Loft Conversion with large Velux window overlooking the City and Cathedral, 2 Walk-in Closets, further eaves storage and potential for En-Suite (if required).

Outside: To the rear is a well maintained large patio for entertaining, further seating area and side gated access. To the front is access to a small Garage.

LOCATION: The property is situated in the highly sought after Battenhall area, enjoying the benefit of being within walking distance of Worcester City centre and all of its many amenities, as well as falling within a popular school catchment and being ideally placed for access back to the M5 motorway and the Worcestershire Parkway Railway Station.

**Kitchen / Breakfast Room:** - 5m x 3.2m (16'4" x 10'5")

**Sitting Room:** - 5.3m x 3.7m (17'4" x 12'1")

**Dining Area:** - 4.4m x 3m (14'5" x 9'10")

**Bedroom 1:** - 3.7m x 3.1m (12'1" x 10'2")

**Bedroom 2:** - 3.7m x 2.1m (12'1" x 6'10")

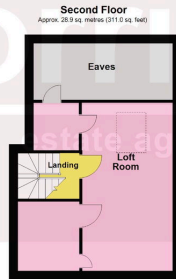
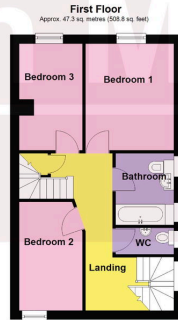
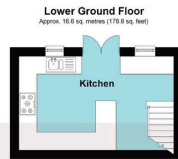
**Bedroom 3:** - 3.7m x 2.1m (12'1" x 6'10")

**Family Bathroom:** - 2.4m x 2.1m (7'10" x 6'10")

**Loft Conversion:** - 5.4m x 3.1m (17'8" x 10'2")

**Workshop / Shed:** - 6m x 3.5m (19'8" x 11'5")





Total area: approx. 140.0 sq. metres (1507.4 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.

- Deceptively spacious
- Additional loft conversion
- Lower ground Kitchen/ Breakfast Room with doors to garden
- 3 Bedroom semi detached house
- Stunning views to rear of City and Cathedral
- Large Workshop/Shed (ideal for teenagers retreat, etc.)

