



47 Arundel Drive, Battenhall, Worcester. WR5 2HU

Offers In Region Of £450,000

🛏 4 🍽 2 🚿 2



A well maintained four bedroom detached family home, backing onto glorious woodland to the rear and situated in a quiet location and highly sought after location.

Accommodation comprises: Entrance Hall, downstairs Cloakroom, Living Room, Dining Room, Kitchen and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is lawned foregarden, driveway and access into Tandem Garage with 2 separate Single Garages. To the rear is delightful fully enclosed garden, comprising spacious patio and lawned garden with shrub border, offering a good degree of privacy.

LOCATION: The property is situated within the sought after area of Battenhall, offering easy access to Worcester City, all its amenities and major transport links.

Kitchen: - 3.71m x 2.67m (12'2" x 8'9")

Utility Room: - 1.63m x 1.45m (5'4" x 4'9")

Dining Room: - 3.38m x 2.64m (11'1" x 8'8")

Living Room: - 6.1m x 3.86m maximum (20'0" x 12'8" maximum)

Bedroom 1: - 3.58m x 3.53m (11'9" x 11'7")

En-Suite Shower Room: - 2.13m x 2.06m (7'0" max x 6'9" max)

Bedroom 2: - 3.3m x 3.05m (10'10" x 10'0")

Bedroom 3: - 2.95m x 2.74m (9'8" x 9'0")

Bedroom 4: - 2.51m x 2.44m (8'3" x 8'0")

Bathroom: - 2.84m x 1.45m (9'4" x 4'9")

Rear Garage: - 5.51m x 2.49m (18'1" x 8'2")

Front Garage: - 4.95m x 2.49m (16'3" x 8'2")





Total area: approx. 134.1 sq. metres (1443.5 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.



- Detached family home
- 2 Reception Rooms
- Stunning private garden
- Woodland to rear
- Easy access to motorway links
- 4 Bedrooms
- Driveway and Tandem Garage
- Highly sought after location
- Popular school catchment
- Council Tax Band: E

