



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

38 Battenhall Road, Battenhall, Worcester. WR5 2BQ

£675,000

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A rare opportunity to acquire an extended four bedroom detached traditional style family home, situated in the highly sought after Battenhall area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Snug/Playroom, Living Room, spacious Kitchen/Diner and Utility Room. On the first floor: Three Bedrooms and Family Bathroom. On the second floor: Further Bedroom.

Outside: To the front is generous driveway providing parking for several vehicles and giving access into single Garage. To the rear is mature fully enclosed private garden, offering a good degree of privacy.

LOCATION:

The property is situated within the highly sought after Battenhall area, which is in the heart of the City. The area is ideally placed for the City centre, access to Junction 7 of the M5 motorway and local schooling (both Secondary and Primary), as well as being within walking distance of the prestigious Kings School Worcester.

Kitchen: - 10.11m x 3.96m (33'2" max 23'2" min x 13'0" max)

Utility Room: - 1.93m x 1.73m (6'4" x 5'8")

Living Room: - 5.84m x 3.35m (19'2" max (into bay) x 11'0")

Snug / Playroom: - 4.42m x 3.66m (14'6" max (into bay) x 12'0")

Bedroom 1: - 4.57m x 3.48m (15'0" max (into bay) x 11'5")

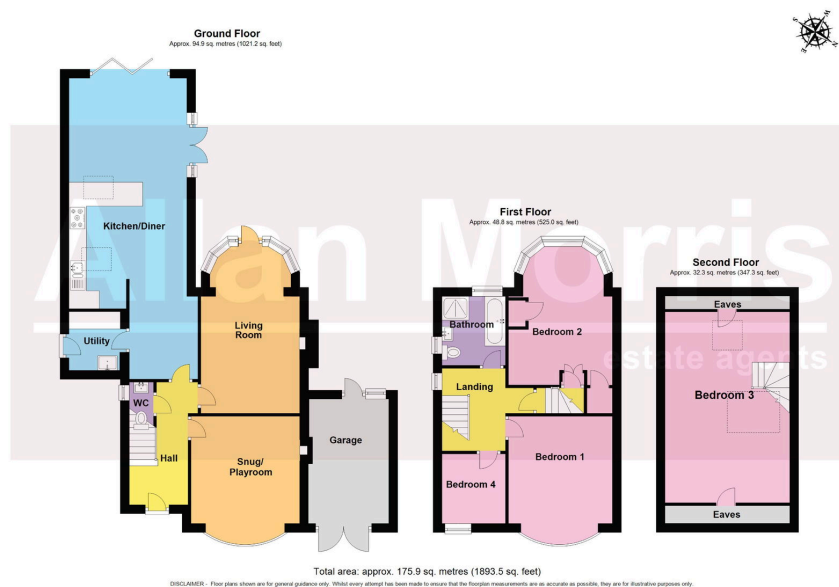
Bedroom 2: - 4.88m x 3.48m (16'0" max (into bay) x 11'5")

Bedroom 3: - 4.75m x 2.77m (15'7" x 9'1")

Bedroom 4: - 2.31m x 2.13m (7'7" x 7'0")

Bathroom: - 2.29m x 2.03m (7'6" x 6'8")





- Detached family home
- 4 Bedrooms
- Extended living accommodation
- Generous Driveway
- Private mature gardens
- Highly sought after location
- Easy access to Worcester City centre
- Council Tax Band: F
- Garage
- Popular school catchment

