



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



**41 St. Dunstons Close, Battenhall, Worcester. WR5 2AJ**

**Offers Over £425,000**

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A rare opportunity to acquire an extended three bedroom traditional style semi detached family home, enjoying a generous plot and situated in a highly sought after location, within the Battenhall area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Lounge/Dining Room and Kitchen. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is private driveway. To the rear is single Garage and delightful generous south facing private garden.

#### 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:** - 5.94m x 1.98m (19'6" x 6'6")

**Living Room:** - 4.27m x 3.51m (14'0" max (into bay) 11'11" min x 11'6")

**Lounge / Dining Room:** - 7.06m x 3.25m (23'2" x 10'8" max 9'10" min)

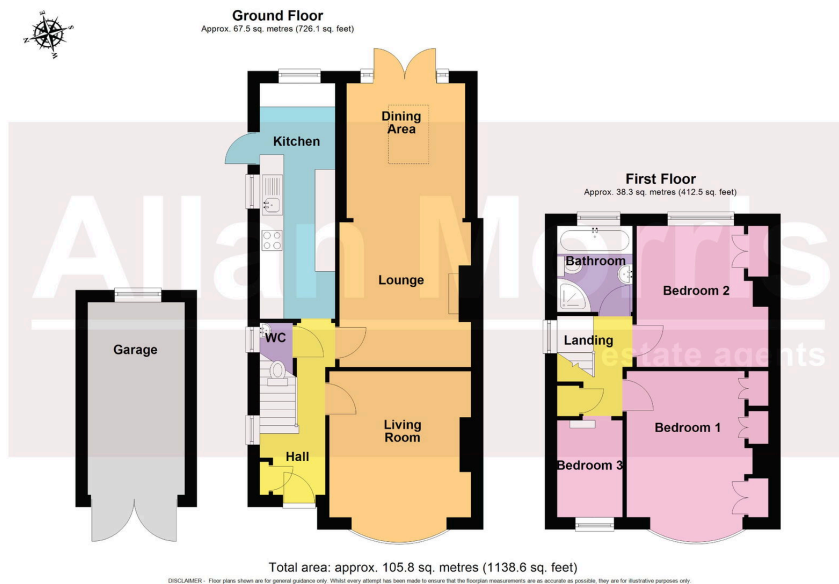
**Bedroom 1:** - 4.32m x 2.97m (14'2" max 11'11" min x 9'9" min)

**Bedroom 2:** - 3.63m x 3.28m (11'11" x 10'9")

**Bedroom 3:** - 2.39m x 1.78m (7'10" x 5'10")

**Single Garage:** - 5.03m x 2.41m (16'6" x 7'11")





- Semi detached family home
- 3 Bedrooms
- Extended living accommodation
- Driveway and Garage
- Stunning generous rear garden
- Highly sought after location
- NO ONWARD CHAIN
- Council Tax Band: C

