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estate agents

 **MAYFAIR**
OFFICE GROUP

85 St. Dunstons Crescent, Battenhall, Worcester. WR5 2AQ

Guide Price £425,000

3 2 1



An extended period terraced family home, offering superbly presently and well proportioned accommodation, enjoying a private southerly rear aspect, situated within this popular and sought after residential area of the city.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Lounge Dining Room, Kitchen Dining Family Room, Cellar, three Bedrooms (one having an En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a walled gravelled foregarden, with paved pathway leading to the front door.

To the rear of the property is an enclosed mature garden, predominantly laid to lawn, with shrub borders, wooden garden shed and paved patio area, enjoying a private southerly aspect. Gated pedestrian rear access.

LOCATION:

Situated in the popular and sought after residential area of Battenhall, the location provides easy access to the city centre, national road and rail networks.

Lounge Dining Room: - 7.72m x 3.61m (25'4" x 11'10")

Kitchen Dining Family Room: - ('L' Shaped) 7.82m x 4.44m (25'8" x 14'7")

Cellar: - 4.47m x 4.37m (14'8" x 14'4")

Bedroom 1: - 4.44m x 3.76m (14'7" x 12'4")

Bedroom 2: - 3.15m x 2.79m (10'4" x 9'2")

Bedroom 3: - 6.91m x 3.53m (22'8" x 11'7" max 7'10" min)

En-Suite Shower Room: - 2.64m x 0.76m (8'8" x 2'6")

Bathroom: - 3.18m x 2.39m (10'5" x 7'10")





- Extended period family home
- Southerly rear aspect
- Popular and sought after residential area
- Gas central heating and double glazing
- Immaculately presented and well proportioned accommodation
- Viewing highly recommended
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	