



Allan Morris
estate agents

**Battenhall Road, Battenhall,
Worcester.**

**107 Battenhall Road, Battenhall, Worcester.
WR5 2BU**

- * Fabulous detached family home
- * 4 Bedrooms
- * 2 Bathrooms
- * 1 Bedroom Annexe with lift access
- * Private driveway
- * Stunning gardens
- * Highly sought after location

A beautifully presented and much improved four bedroom detached family home, offered along with a further one bedroom Annexe, situated in the highly sought after Battenhall area of Worcester.

Accommodation comprising: Spacious Entrance Hall, W.C./Utility, generous Kitchen/Diner and Living Room. On the first floor: Master Bedroom with En-Suite Bathroom, three further Bedrooms and Shower Room.

Annexe accommodation comprising: Open-plan Kitchen/Lounge/Diner with separate double Bedroom and Shower Room. The Annexe benefits from lift from main property and also via separate front door.

Outside:

The property benefits from private driveway to the front. To the side is a spacious patio seating area. To the rear are glorious tiered gardens with a number of mature shrubs and flat lawned area to the rear with a Summer House. All offering a good degree of privacy.

LOCATION:

The property is situated within the sought after area of Battenhall, offering easy access to Worcester city centre with a wide range of amenities and major transport links.





Directions

From our Office in Sidbury, continue out of Worcester along the London Road. At the top of the hill after a few hundred yards turn right into Battenhall Road, where number 107 can be located on the left hand side, after approximately half of a mile, as indicated by our For Sale board.

WAM 7812

Useful Information

EPC Rating: C

Tenure: Freehold

Council Tax Band: E

Price: £ 695,000





Total area: approx. 182.4 sq. metres (1963.7 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.

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floor Measurements

Kitchen/Diner - 6.22m x 4.47m (20'5" max x 14'8")

Living Room - 6.63m x 3.58m (21'9" x 11'9")

Utility/W.C. - 3.28m x 1.35m (10'9" x 4'5")

Bedroom 1 - 4.32m x 3.51m (14'2" x 11'6")

En-suite Bathroom - 2.29m x 1.75m (7'6" x 5'9")

Bedroom 2 - 3.68m x 3.45m (12'1" x 11'4")

Bedroom 3 - 3.68m x 2.51m (12'1" x 8'3")

Bedroom 4 - 3.25m x 2.01m (10'8" x 6'7")

Shower Room - 2.29m x 1.75m (7'6" x 5'9")

Annexe Living/Dining Room - 5.36m x 4.62m (17'7" max x 15'2")

Annexe Bedroom - 3.1m x 3.4m (10'2" x 11'2" max)

Annexe Shower Room - 2.74m x 1.45m (9'0" x 4'9")

Address:
32 Sidbury, Worcester, WR1 2HZ