

# 97 SEBRIGHT AVENUE

BATTENHALL, WORCESTER WR5 2HJ



JONES &  
ASSOCIATES

RESIDENTIAL ESTATE AGENTS

# 97 Sebright Avenue

Battenhall, Worcester  
WR5 2HJ

*A Fantastic Opportunity To Acquire This Remodeled Three Bedroom Ex-Police House In The Sought After Area Of Battenhall, Worcester. Benefitting from Approx. 21' Modern Kitchen Diner With Integrated Appliances, Approx. 20' Dual Aspect Living Room, Upstairs Bathroom & Downstairs Cloakroom, Enclosed Garden And Block Paved Parking for Numerous Vehicles.*

- Three Bedroom Remodeled Semi Detached In Sought After Battenhall
- Approx. 21'8 x 9'3 Modern Bespoke Kitchen / Dining Room With Integrated Appliances
- Approx 20'x 12'6 Dual Aspect Living Room With Doors Onto Garden
- Private Garden & Patio Seating Areas
- Family Bathroom & Downstairs Cloakroom
- Further Development Potential (S.T.P.P.)
- Block Paved Parking For Numerous Vehicles
- Close Proximity To Local Primary And Secondary Schools
- Excellent Transport Links – Road, M5 Motorway & Rail
- Direct Rail Links- Malvern, Birmingham, London & Beyond



A Fantastic Opportunity To Acquire This Remodeled Three Bedroom Ex-Police House In The Sought After Area Of Battenhall, Worcester. Benefitting from Approx. 21' Modern Extended Kitchen Diner With Integrated Appliances, Approx. 20' Dual Aspect Living Room, Modern Upstairs Bathroom And Downstairs Cloakroom, Enclosed Landscaped Garden And Block Paved Driveway Parking for Numerous Vehicles.

Battenhall itself is well situated for Worcester city centre with its array of shops, entertainment, sporting venues and schooling. Together with excellent transport links to The Midlands Corridor via M5 Motorway Junctions 7 And Junction 6. Three Railways Stations close by including Worcestershire Parkway, Worcester Foregate Street and Worcester Shrub Hill with services to Malvern, Birmingham, London and beyond.

#### Approach

The property is set behind a privacy hedge with block paved driveway parking and additional stone parking for numerous vehicles which in turn leads to the covered entrance door.

#### Reception Hall

Reception Hall with doors leading to Modern Kitchen / Dining Room, Understairs Storage Cupboard and Dual Aspect Living Room.



Living Room 20' (6.10) x 12'6 (3.81)

Dual aspect Living Room with windows to front aspect and feature fireplace and surround. To the rear windows and French patio doors give access to the private landscaped garden and patio seating areas.

Kitchen / Dining Room 21'8 (6.60) max x 9'3 (2.82) max

Side and rear facing extended Modern Kitchen / Dining Room. Bespoke Modern Kitchen includes ceramic hob, double oven, integrated dishwasher, integrated washing machine, modern cooking extractor hood, granite composite sink and drainer, modern soft close units and drawers. With French patio doors leading onto the private rear landscaped garden.

Downstairs Cloakroom

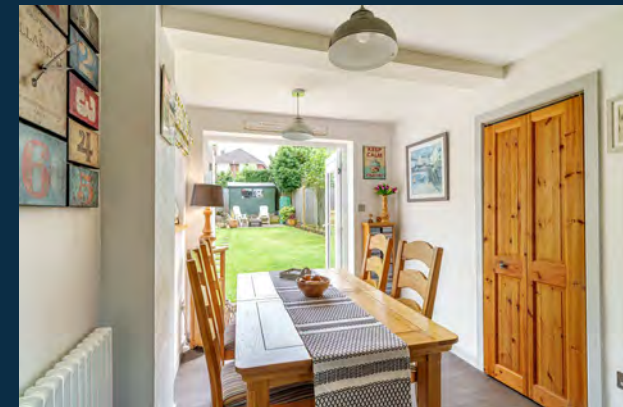
Low level W.C. and wash hand basin with obscure window to rear. Housing combi boiler with additional space and plumbing for a tumble dryer.

Understairs Storage Cupboard

Understairs Storage

Staircase

Staircase from reception hall rising to the first floor landing.



### First Floor Landing

First floor landing with doors leading to Master Bedroom, Double Bedroom Two, Good size Single Bedroom Three, Family Bathroom and Access Hatch to Loft.

### Master Bedroom 12'6 (3.81) x 11'1 (3.38)

Rear facing with views over the private enclosed garden.

### Bedroom Two 12'7 (3.84) x 8'8 (2.64)

Double Bedroom Two front facing.

### Bedroom Three 9'3 (2.82) x 8' (2.44)

Rear facing with views over the private enclosed garden.

### Family Bathroom

Modern Family Bathroom, side facing with obscure glazed window, corner bath with feature taps and additional shower over, ladder effect radiator, extractor fan, built in vanity unity with cupboards and hand basin.

### Access Loft Hatch

Boarded Loft

### Garden

Mature, enclosed landscaped rear garden laid mainly to lawn with various patio seating with entertaining areas and shed accessed from either the Kitchen / Dining Room or Living Room.



### Side Access

Private side gated access to the front of the property and driveway.

### Driveway

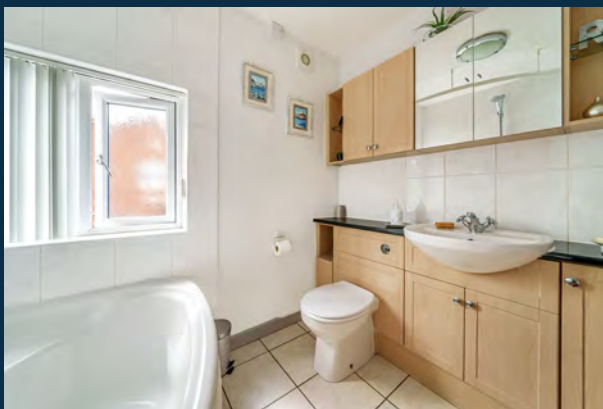
Private block paved driveway with parking for numerous vehicles.

- Tenure: FREEHOLD
- EPC Rating: D 68
- Local District Council: Worcester
- Council Tax Band: C
- What 3 words : chimp.quiet.fantastic

Jones & Associates are the highest rated estate agent in Pershore & the surrounding villages for customer service, by Google customer reviews, and we have been involved in bespoke estate agency within the area for over 15 years whilst retaining an extensive network of independent estate agents throughout the London region and U.K., which means you receive a highly dedicated personal service backed up by extremely effective marketing and a vast proactive buyer network.

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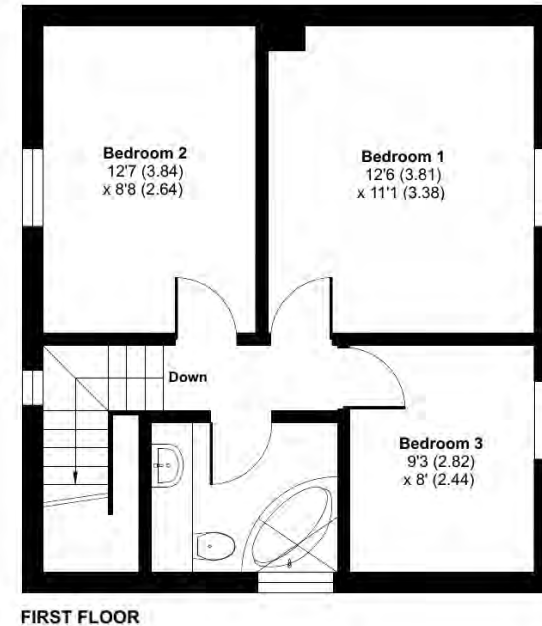
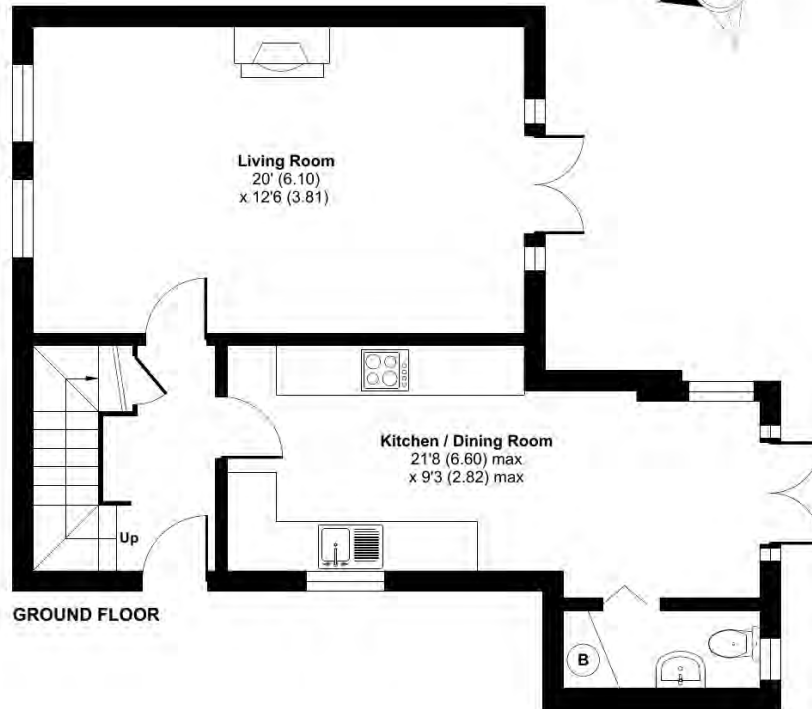
Jones & Associates, The Barn, 36 High Street, Pershore, WR10 1DP.



# Sebright Avenue, Battenhall, Worcester, WR5

Approximate Area = 995 sq ft / 92.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023  
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