





Property Description

Situated in the heart of the sought-after Battenhall area, this beautifully presented two-bedroom first floor flat offers an ideal blend of comfort, convenience, and contemporary living.

The property features a spacious lounge with large windows that fill the room with natural light, fitted kitchen, two well-proportioned bedrooms, and a bathroom. This home is perfect for professionals, first-time buyers, or those looking to downsize.

Further benefits include one allocated parking space, gas central heating, and easy access to local amenities, reputable schools, and excellent transport links into Worcester city centre.

Don't miss the chance to view this fantastic property in a highly desirable location.

Ground Floor

Living Area

Irregular Shaped Room x (x)
Front facing sash glazed windows, pendant ceiling light, radiator fireplace with surround and carpet flooring.

Kitchen

8' 6" x 14' 9" (2.59m x 4.50m)
Front facing sash glazed windows, ceiling light, wall and base units, stainless steel sink with drainer, part tiled splashbacks and a cupboard with a water heater.

Landing

Side facing sash glazed windows and two ceiling lights.

Bedroom One

Irregular Shaped Room x (x)
Rear facing double glazed window, pendant ceiling light, radiator and carpet flooring.

Bedroom Two

10' 2" x 95' (3.10m x 28.96m)
Rear facing double glazed window, ceiling light and a radiator.

Bathroom

Side facing sash glazed windows, ceiling light, W.C, wash hand basin, tiled walls and a bath with an electric shower.

Outside

Parking

There is one allocated parking space.

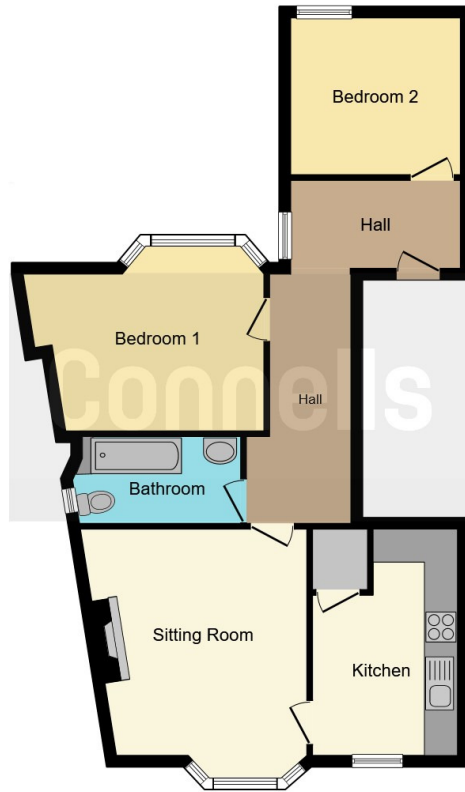
Services

All main services are connected to the property.

Lease Details:

TBC





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315285

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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