






Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Amery Close, Battenhall, Worcester. WR5 2HL

Offers In Region Of £475,000

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A wonderful opportunity to acquire a four bedroom detached family home, situated in this sought after area of Battenhall, offering excellent local schooling, amenities, easy access to Worcester City and major transport links and with the benefit on no upward chain.

Accommodation briefly comprises: Initial Porch with door into Entrance Hall, with wood block flooring, door giving access into Dining Room/2nd Reception to front elevation, with feature cast iron fireplace and exposed wood flooring, Sitting Room to rear elevation with exposed wood flooring, feature fireplace, double opening double glazed doors to the rear, Kitchen fitted with a range of units with useful storage/pantry, leading into Utility and downstairs Cloakroom. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: There is a large garden to the front, side and rear, together with off road parking and Garaging.



Sitting Room: - 4.8m x 3.6m (15'8" x 11'9")

Dining Room / 2nd Reception: - 3.6m x 3.6m (11'9" x 11'9")

Kitchen: - 3.7m x 2.8m (12'1" x 9'2")

Master Bedroom: - 4m x 3.7m (13'1" x 12'1")

En-Suite: - 3m x 0.8m (9'10" x 2'7")

Bedroom 2: - 3.6m x 3.6m (11'9" x 11'9")

Bedroom 3: - 2.8m x 2.7m (9'2" x 8'10")

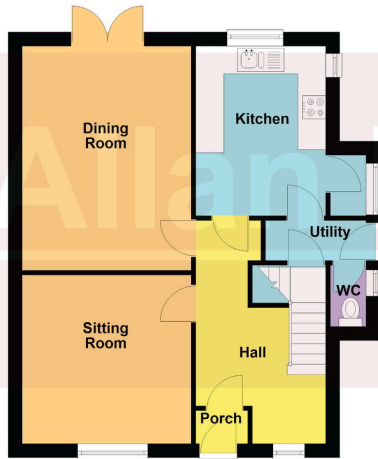
Bedroom 4: - 3m x 2.8m (9'10" maximum x 9'2")

Family Bathroom: - 1.8m x 1.8m (5'10" x 5'10")

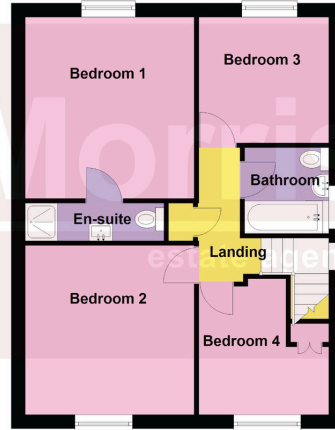




Ground Floor
Approx. 59.1 sq. metres (635.9 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 115.0 sq. metres (1237.5 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.

- NO ONWARD CHAIN
- Sought after Battenhall location
- Spacious downstairs accommodation
- Parking & Garaging
- 4 Bedroom detached family home
- Large garden
- Further potential to extend subject to Planning
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	