



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

42 Sebright Avenue, Battenhall, Worcester. WR5 2HH

Offers In Region Of £250,000

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A well presented two double bedroom period terrace house, situated within this sought after area, within easy walking distance of local schooling, amenities and further major transport links, with the benefit of NO ONWARD CHAIN.

Accommodation briefly comprises: Initial entrance and via part stained glass door into Entrance Hall, Sitting Room to front elevation with bay fronted window, with wooden double glazed windows, picture rail and ceiling rose. Dining Room/2nd Reception with original built-in cupboards, under stairs storage, picture rail and ceiling rose. Kitchen and downstairs Shower Room with separate small Laundry Room ( could be knocked into the Kitchen). On the first floor: Two double Bedrooms, with Bedroom 2 having access to large Bathroom with built-in storage.

Outside: A pleasant rear garden with patio area.

#### LOCATION:

Situated within this sought after area of Worcester, within walking distance of the city, local schooling and amenities, with further major transport links close by.

**Sitting Room:** - 4.3m x 3.1m (14'1" (to bay) x 10'2")

**Dining Room:** - 4.1m x 3.6m (13'5" x 11'9")

**Kitchen:** - 3.4m x 2.4m (11'1" x 7'10")

**Downstairs Shower Room:** - 1.4m x 1.3m (4'7" x 4'3")

**Laundry Room:** - 2.3m x 0.82m (7'6" x 2'8")

**Bedroom 1:** - 4.2m x 3.7m (13'9" x 12'1")

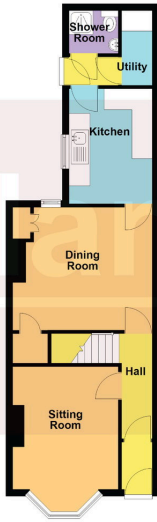
**Bedroom 2:** - 4.1m x 3.6m (13'5" x 11'9")

**Bathroom:** - 3.4m x 2.4m (11'1" x 7'10")

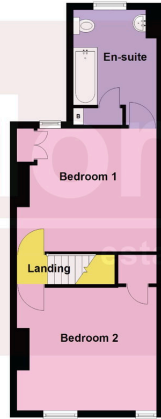




Ground Floor  
Approx. 47.2 sq. metres (513.7 sq. feet)



First Floor  
Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.0 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.

- 2 Bedroom terraced period property
- Deceptively spacious property
- Sought after location
- Council Tax Band: B

