Philip Laney & Jolly



36 Battenhall Road, Worcester, WR5 2BQ

Offers Over £550,000

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Philip Laney & Jolly are delighted to bring to the market this charming 1930s three-bedroom detached family home, ideally situated in the highly sought-after Battenhall area of Worcester. Offering spacious and light-filled accommodation throughout, the property benefits from a generous frontage, pleasant rear garden, two separate garages and is offered for sale with no onward chain.

The welcoming entrance hall leads into the well-proportioned accommodation, comprising a comfortable living room, separate dining room and kitchen, together with a useful downstairs WC. The property retains the character and proportions associated with its era while offering excellent scope for a new owner to personalise and enhance.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

Externally, the property enjoys a particularly generous frontage providing an attractive approach, while the rear garden offers a pleasant private space for outdoor enjoyment. The addition of two separate garages provides excellent storage and future potential.

Battenhall is a highly popular residential location on the south side of Worcester, well placed for access to the city centre, local amenities, schools and excellent transport links.

This charming detached family home in a sought-after location, with generous outside space, two garages and no onward chain is not to be missed!

EPC: D Council Tax Band: C Tenure: Freehold

Hallway
Obscure glazed entrance door and windows. Radiator and ceiling light point. Stairs rising to first floor.

Living Room
Double glazed bay window to front aspect. Fireplace with gas fire. Radiator and ceiling light point.

Dining Room
Double glazed doors to garden. Double glazed windows. Radiator and ceiling light point. Fireplace with gas fire.

Kitchen
Double glazed window to side aspect. Matching wall and base units with worksurface over. Understairs pantry cupboard. Space for cooker, fridge freezer and washing machine Stainless steel sink and drainer. Tiled splashbacks. Radiator and ceiling light point.

Rear Lobby
Obscure double glazed door to garden. Large storage cupboard. Ceiling light point.

WC
Obscure double glazed window to side aspect. WC and ceiling light point.

Landing
Double glazed window to side aspect. Loft access. Storage cupboard. Radiator and ceiling light point.

Bedroom One
Double glazed bay window to front aspect. Radiator and two ceiling light points.























Bedroom Two
Double glazed window to rear aspect. Radiator and ceiling light point.

Bedroom Three
Double glazed window to front aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to rear and side aspects. Large shower cubicle with mains fed shower, vanity unit with wash hand basin and low level WC. Storage cupboard. Tiled splashbacks. Radiator and ceiling light point. Extractor fan.

Rear Garden
L shaped landscaped rear garden with large patio areas. Small lawn area with an array of planted borders. Secure with timber panel fencing and gated side access.

Garage One
Windows to rear and side. Light and power. Door from rear garden and double doors to the front.

Garage Two
Windows to rear and side. Double doors to front and door from rear garden. Light and power. This garage has a seperate driveway leading to it with gated access off of St Dunstans Crescent.

Parking
Parking for the property is via the driveway to the front.

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : C
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently Full fibre broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

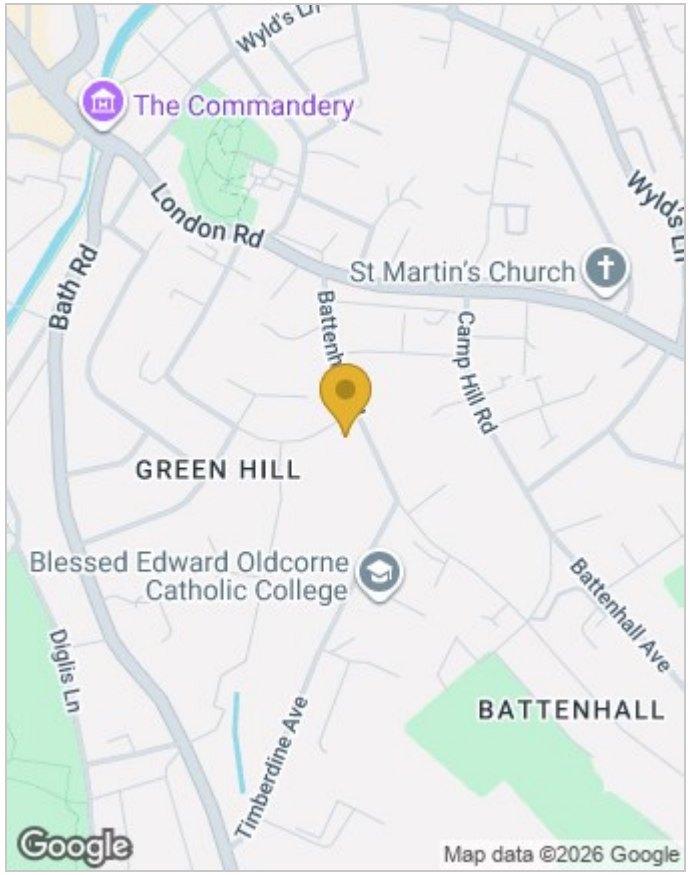
https://www.openreach.com/fibre-checker

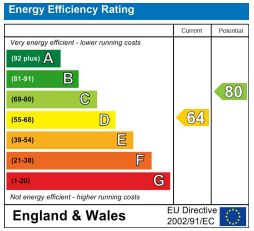
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.







Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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