



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 2 Woolhope Road, Battenhall, Worcester. WR5 2AS

Offers In Region Of £350,000

3 1 2



A very well presented, spacious and flexible three bedroom semi detached house, situated within this sought after Battenhall area of Worcester.

Accommodation comprising: Initial Entrance into Hall with original tiled flooring, Sitting Room with bay window to the front and views towards the Cathedral, original features throughout to include dado rail, feature fireplace and ceiling roses. Double doors to Dining Room, with French doors to patio, extended Kitchen with additional storage, door giving access to blue brick patio and side access. First floor: Landing with original cupboards, Bedroom 1 to the front with views towards the Cathedral, two further Bedrooms and a Family Bathroom.

Outside: There is a small foregarden and to the rear is a pleasant patio with steps leading up to garden area with an established array of trees, shrubs and bushes, together with raised beds. To the far end is a shed and summer house.

Location: The property is situated in the sought after Battenhall area, offering easy access to Worcester City centre and all of its many amenities, local schooling and major transport links.

**Sitting Room** - 4.3m x 3.6m bay (14'1" x 11'9")

**Dining Room** - 4.2m x 3.7m (13'9" x 12'1")

**Kitchen** - 3.8m x 2.7m (12'5" x 8'10")

**Utility Area:** - 1.85m x 2.68m (6'0" x 8'9")

**Bedroom 1** - 3.55m x 4.54m (11'7" x 14'10")

**Bedroom 2** - 4.11m x 2.84m (13'5" x 9'3")

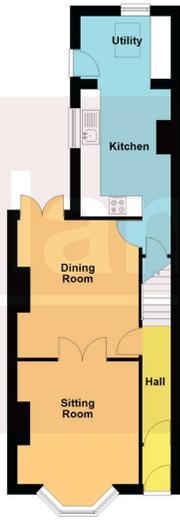
**Bedroom 3** - 1.96m x 2.68m (6'5" x 8'9")

**Bathroom** - 1.68m x 1.73m (5'6" x 5'8")





Ground Floor  
Approx. 51.0 sq. metres (553.0 sq. feet)



First Floor  
Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 97.1 sq. metres (1045.1 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.

- 3 bedroom semi detached house
- Sought after Battenhall area
- Additional side access & storage
- Stunning views towards the Cathedral to the front aspect
- Period features
- Walking distance of City centre
- Very pleasant rear garden
- Council Tax Band C

