






Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

47 St. Dunstan's Crescent, Battenhall, Worcester. WR5 2AF

Offers In Region Of £350,000

 3  1  2



**** NO ONWARD CHAIN ****

A wonderful opportunity to acquire a 2 bedroom (originally 3 bed) detached period house, with a large Attic Conversion in Battenhall, offering further potential and a pleasant rear garden.

Accommodation briefly comprising: Inner Hall with storage, Sitting Room with bay window to the front elevation, 2nd Reception/Dining Room with shelving, good size Kitchen/Breakfast Room with side door giving access to garden and further door to Cellar. To the first floor: Two double Bedrooms and a Family Bathroom. On the second floor: A large Attic Conversion with ample storage and velux skylights.

Outside: A very pleasant rear garden with side patio with various shrubs.

LOCATION: The property is situated within the sought after area of Battenhall, offering easy access to Worcester city centre with a wide range of amenities and major transport links.

Inner Hall - 1.8m x 1.5m (5'10" x 4'11")

Sitting Room - 4.4m to bay x 2.9m min 4.9m max (14'5" x 9'6")

Dining Room - 3.9m x 3.9m (12'9" x 12'9")

Kitchen/Breakfast Room - 4.5m x 2.7m (14'9" x 8'10")

Cellar - 4.4m x 3.7m (14'5" x 12'1")

Bedroom 1 - 4.9m x 3.6m (16'0" x 11'9")

Bedroom 2 - 4m x 3.1m (13'1" x 10'2")

Bathroom - 4.4m x 2.7m (14'5" x 8'10")

Attic Conversion - 5.2m x 4.6m (17'0" x 15'1")





Total area: approx. 143.8 sq. metres (1548.1 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.

- NO ONWARD CHAIN
- Cellar
- Much potential to update
- Sought after location
- Council Tax Band: C
- 2 Bedroom detached period property
- Attic Conversion
- Rear garden & patio
- Excellent local schooling close by & within Red Hill catchment area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(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	