



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

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

Offers In Region Of £375,000

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**** NO ONWARD CHAIN ****

A wonderful opportunity to acquire a two bedroom detached period property, 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")





- 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	