



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

## 2 Hailsham Close, Battenhall, Worcester. WR5 2JB

Offers In Region Of £465,000

4 2 1



A most spacious extended four bedroom detached family home, situated in a quiet cul-de-sac within the highly sought after Battenhall area of Worcester.

Accommodation comprising: hall, downstairs Cloakroom, extended, spacious open-plan Living Room and Dining Room, extended Kitchen. On the first floor: Bedroom 1 with En-Suite Bathroom, three further Bedrooms and a Family Bathroom.

Outside: To the front is a generous driveway and access into double Garage. To the rear is a fully enclosed private garden, offering a good degree of privacy.

Location: The property is situated within the sought after area of Battenhall, offering easy access to the city centre with a wide range of shops, cafes, restaurants and public houses. Within a very short walk is the highly popular Redhill Primary school, useful convenience store, Waitrose supermarket along with several other useful amenities and major transport links.

**Kitchen** - 6.02m x 3.18m (19'9" x 10'5")

**Dining Room** - 2.32m x 5.99m (7'7" x 19'7")

**Living Room** - 5.54m x 5.81m (18'2" x 19'0")

**Bedroom 1** - 3.61m x 3.62m (11'10" x 11'10")

**En-suite** - 2.12m x 2.78m (6'11" x 9'1")

**Bedroom 2** - 3.61m x 2.34m (11'10" x 7'8")

**Bedroom 3** - 3.61m x 2.93m (11'10" x 9'7")

**Bedroom 4** - 3.04m x 2.15m (9'11" x 7'0")

**Bathroom** - 1.83m x 2.18m (6'0" x 7'1")





- No Onward Chain
- Extended detached family home
- 4 Bedrooms & 2 Bathrooms
- Spacious living accommodation
- Generous driveway & double Garage
- Enclosed garden
- Highly sought after location
- Close to popular primary school
- Easy access to motorway links
- Council Tax Band E

