



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

1 Middle Battenhall Cottage, Upper Battenhall, Worcester. WR7 4RU

Offers Over £385,000

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An extended traditional semi detached family home, offering well presented and well proportioned accommodation, situated in an enviable position on the outskirts of Battenhall, with a generous mature garden overlooking the surrounding farmland/countryside. The location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Room, Garden Room, three Bedrooms and Family Bathroom.

Outside: The property benefits from a generous predominantly lawned garden to 3 sides of the property, with wooden garden shed (with power and light), Summer House (with power and light), greenhouse and storage shed (with power and light). Off road parking, views across the surrounding countryside/farmland.

Lounge: - 4.85m x 3.33m (15'11" x 10'11" maximum)

Kitchen Dining Room: - 5.08m x 2.72m (16'8" x 8'11")

Family Room: - 3.89m x 3.86m (12'9" x 12'8")

Bedroom 1: - 5.11m x 2.72m (16'9" x 8'11")

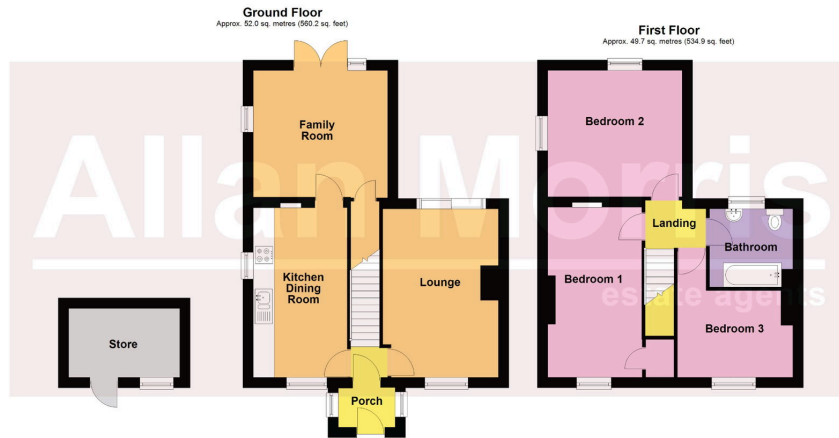
Bedroom 2: - 3.86m x 3.63m (12'8" x 11'11")

Bedroom 3: - 3.63m x 3.33m (11'11" x 10'11")

Bathroom: - 2.41m x 2.26m (7'11" x 7'5")

Store: - 3.2m x 1.98m (10'6" x 6'6")





Total area: approx. 101.7 sq. metres (1095.1 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.



- Extended traditional semi detached family home
- Large mature gardens
- Gas central heating & double glazing
- Council Tax Band: C
- Envious edge of city location
- Views across surrounding countryside
- Viewing highly recommended

