



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

43 The Hill Avenue, Battenhall, Worcester. WR5 2AW

Guide Price £400,000

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A period terraced family home offering spacious and superbly presented accommodation over three floors, with numerous period features and a generous private rear garden, enjoying a southerly aspect.

Accommodation comprising: Entrance Hall, Reception Hall, Lounge, Kitchen/Dining Room, Four Bedrooms and a Bathroom.

Outside: To the front of the property is a gravelled walled foregarden with pathway to the front door. To the end of the terrace is a pedestrian, shared walkway providing access to the rear of the property. The rear garden is predominantly lawned garden with hedged boundary, paved patio areas, summer house, outside power points and outside courtesy light, enjoying a private southerly aspect.

LOCATION: Situated in the popular and sought after residential area of Battenhall, providing easy access to the City centre and national road and rail networks.

Kitchen/Dining room - 9.6m x 4.2m (31'5" x 13'9")

Lounge - 4.16m x 3.15m (13'7" x 10'4")

Bedroom 1 - 7.22m x 4.2m (23'8" x 13'9")

Bedroom 2 - 3.61m x 4.2m (11'10" x 13'9")

Bedroom 3 - 3.47m x 3.26m (11'4" x 10'8")

Bedroom 4 - 3.58m x 2.41m (11'8" x 7'10")

Bathroom - 2.35m x 1.47m (7'8" x 4'9")





- Period terraced family home
- Numerous period features
- Generous private garden
- Southerly rear aspect
- Spacious & versatile accommodation
- Central heating & double glazing (majority)
- Sought after residential area
- Viewing highly recommended
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(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	