



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

70 Woolhope Road, Battenhall, Worcester. WR5 2AS

Offers Over £280,000

🛏 2 🚿 2 🛋 2



A period terraced home, offering well proportioned and well presented accommodation, with a generous private rear garden. Situated in the popular and sought after residential area of Worcester, the location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Dining Room, Kitchen, Wet Room, two double Bedrooms and Bathroom.

Outside: To the front of the property is a slate chipped walled foregarden, with paved pathway leading to the front door.

At the end of the terrace there is a shared rear gated pedestrian access, leading to a private rear garden. The rear garden is predominantly laid to lawn, with paved patio area and wooden garden shed (with power and light).

Lounge - 3.91m x 2.79m (12'9" x 9'1")

Dining Room - 3.84m x 3.56m (12'7" x 11'8")

Kitchen - 3.73m x 2.09m (12'2" x 6'10")

Bedroom 1 - 3.84m x 3.56m (12'7" x 11'8")

Bedroom 2 - 3.84m x 3.48m (12'7" x 11'5")

Bathroom - 3.61m x 2.09m (11'10" x 6'10")





- Period terraced home
- 2 Reception Rooms
- 2 Double Bedrooms
- Wet Room and Bathroom
- Gas central heating & double glazing
- Popular residential area
- Viewing highly recommended
- Council Tax Band: B

