



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

14 Goodwood Avenue, Battenhall, Worcester. WR5 2HR
£350,000

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A well presented, extended two bedroom semi detached bungalow, situated in the highly sought after Battenhall area of Worcester.

Accommodation briefly comprises: Porch/Utility, Hall, spacious extended Lounge/Diner, Conservatory, Kitchen, extended Master Bedroom with En-Suite, extended Guest Bedroom with a range of fitted wardrobes and a Shower Room.

Outside: To the front is generous driveway. To the rear is enclosed private garden, enjoying sunshine throughout the majority of the day and with the benefit of a substantial shed and greenhouse. To the side is a lean-to and a private patio area, with gated access back to the front of the property.

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.

Utility/Porch - 2.51m x 2.39m (8'3" x 7'10")

Lounge Diner - 6.5m x 4.5m (21'4" x 14'9" max)

Conservatory - 2.62m x 2.36m (8'7" x 7'9")

Kitchen - 3.96m x 2.64m (13'0" x 8'8")

Bedroom 1 - 5.31m x 3.48m (17'5" x 11'5" max)

En-suite - 2.21m x 1.35m (7'3" x 4'5")

Bedroom 2 - 5.31m x 3.48m (17'5" x 11'5" max)





Ground Floor
Approx. 99.9 sq. metres (1075.1 sq. feet)



Total area: approx. 99.9 sq. metres (1075.1 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 semi detached bungalow
- 2 Bedrooms
- 2 Bathrooms
- Generous driveway
- Enclosed sunny garden
- Highly popular location
- NO ONWARD CHAIN
- Council Tax Band: C

