



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 22 The Ridgeway, Battenhall, Worcester. WR5 2DA

Offers In Region Of £695,000

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**NO CHAIN, FANTASTIC, UNIQUE PROPERTY IN BATTENHALL. OPEN HOUR FRIDAY 5TH MARCH 1-2PM** A superb opportunity to acquire a four bedroom detached contemporary property, finished to a high standard with far reaching views via large balcony to the Malvern Hills in the distance, within easy reach of Worcester City, local schooling and major transport links.

Accommodation briefly comprises: Welcoming Entrance Hall with vaulted ceiling and galleried Landing, 3 downstairs Bedrooms (1 with En-Suite), good size downstairs Family Bathroom, Utility and internal access into double Garaging. On the first floor: Large Sitting Room with access to balcony and views towards the Malvern Hills, Kitchen/Breakfast/Family Room with doors to balcony and further doors to rear garden and terrace, Master Bedroom with large En-Suite Bathroom.

Outside: Parking, driveway and double Garaging. To the rear there is a private well maintained garden, with access for hot tub, etc., side gated access and further access from Kitchen/Breakfast Room.

**Sitting Room:** - 7m x 4.5m (22'11" x 14'9")

**Kitchen/Breakfast/Dining Room:** - 10m x 4.4m (32'9" x 14'5")

**Utility Room:** - 2m x 1.9m (6'6" x 6'2")

**Downstairs Bedroom:** - 4.4m x 4.3m (14'5" x 14'1")

**En-Suite:** - 2.3m x 1.5m (7'6" x 4'11")

**Downstairs Bedroom:** - 4m x 3.8m (13'1" x 12'5")

**Downstairs Bedroom:** - 4m x 4.3m (13'1" x 14'1")

**Downstairs Family Bathroom:** - 2.8m x 2.2m (9'2" x 7'2")

**Master Bedroom:** - 5.8m x 3.7m (19'0" x 12'1")

**En-Suite:** - 3m x 2.4m (9'10" x 7'10")

**Double Garage:** - 5.9m x 4.3m (19'4" x 14'1")





Total area: approx. 221.3 sq. metres (2382.5 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.

- 4 Bedroom detached contemporary property
- Master Bedroom with En-Suite Bathroom
- Family Bathroom
- Parking & double Garage
- Breakfast/Family Room with access to front balcony
- Situated within Battenhall
- 3 Further Bedrooms
- Sitting Room with access to balcony & views
- Council Tax Band: G
- Stunning far reaching views towards towards the Malvern Hills

