



Allan Morris
estate agents

**Battenhall Road, Battenhall,
Worcester.**

**120 Battenhall Road, Battenhall,
Worcester. WR5 2BT**

Features

- Flexible detached family home
- 4 Bedrooms
- Generous plot of approx. 1/4 of an acre
- Driveway providing space for several vehicles and with Garage
- Sought after location
- NO ONWARD CHAIN

A unique opportunity to acquire this property that offers scope for improvement, with the most superb South-Westerly panoramic views to the Malvern Hills, situated in the highly sought after Battenhall area of Worcester.

Accommodation briefly comprises: Porch, Hall, spacious Living Room, Dining Room, Kitchen, three Bedrooms and Bathroom. On the first floor: Master Bedroom with Dressing Room and En-Suite off.

Outside: To the front is an in-and-out driveway and single Garage. To the rear are generous well tended gardens with stunning outlook.

LOCATION:

The property is situated within Battenhall, which is in the heart of the City. The area offers easy access to the City centre, Junction 7 of the M5 motorway, local schooling (both Secondary and Primary), as well as easy access to the prestigious Kings School Worcester.





Directions:

From our Office in Sidbury, continue out of Worcester along the London Road. At the top of the hill after a few hundred yards turn right into Battenhall Road, where number 120 can be located on the right hand side, after approximately half of a mile, as indicated by our For Sale board.

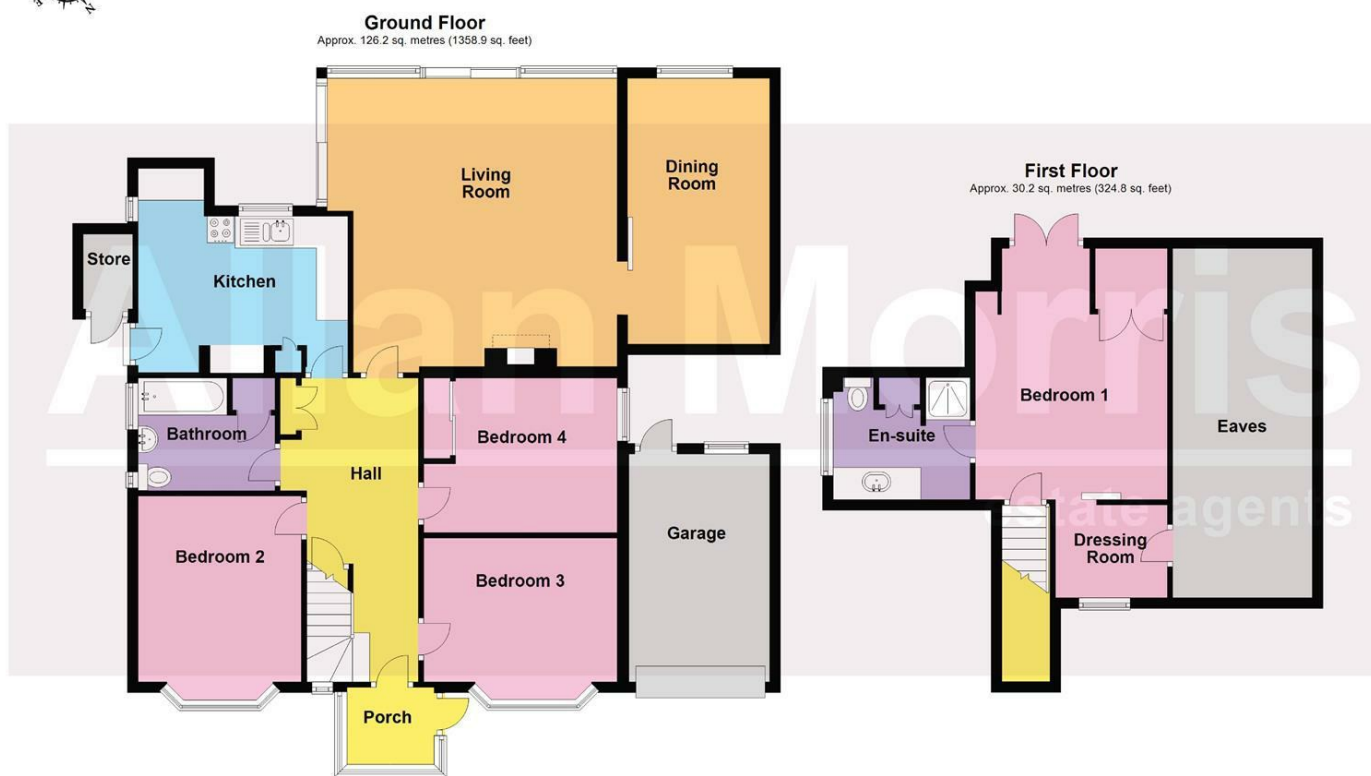
WAM 6981

Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: C



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.

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

DINING ROOM:

16'3" x 9'0"

LIVING ROOM:

18'0" x 16'3"

KITCHEN:

12'11" x 11'11" maximum 7'4" minimum

BEDROOM 1:

15'8" maximum 10'5" minimum x 11'10"

DRESSING ROOM:

7'1" x 5'8"

EN-SUITE:

8'7" x 7'9"

BEDROOM 2:

12'4" maximum 11'0" minimum x 9'11"

BEDROOM 3:

12'0" x 10'3" maximum 9'0" minimum

BEDROOM 4:

11'11" x 9'5"

BATHROOM:

8'5" x 6'11"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ