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Allan Morris
estate agents

**Timberdine Avenue,
Battenhall, Worcester.**

**26 Timberdine Avenue, Battenhall,
Worcester. WR5 2BD**

Features

- Traditional semi detached family home
- 3 Bedrooms
- Spacious loft space perfect for conversion
- Garage and private garden
- Popular location and school catchment
- **NO ONWARD CHAIN**

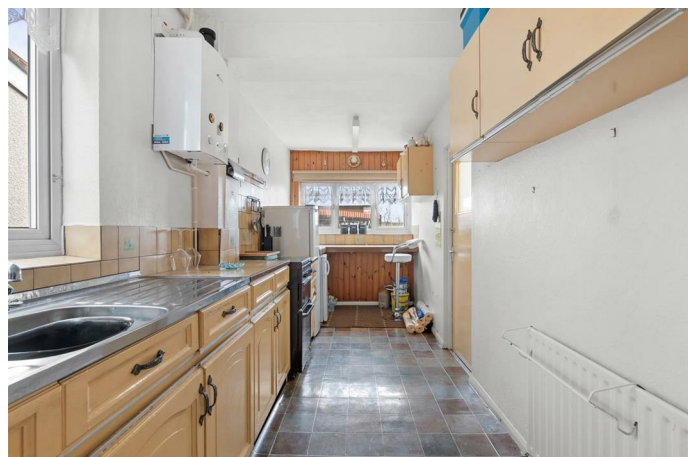
A traditional style three bedroom semi detached home, inviting some updating and situated in the popular Battenhall area of Worcester.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen and Game Room. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Foregarden with potential to create off road parking to the front to create driveway. To the rear is private garden and Garage.

LOCATION:

The property is situated in the ever popular Battenhall area of Worcester, offering easy access to popular local schooling, amenities and within walking distance of Worcester City centre. Access can also be gained to the M5 motorway via Junction 7, located approximately 1 mile away, as well as the Worcestershire Parkway Railway Station, giving direct rail access to London and Birmingham.

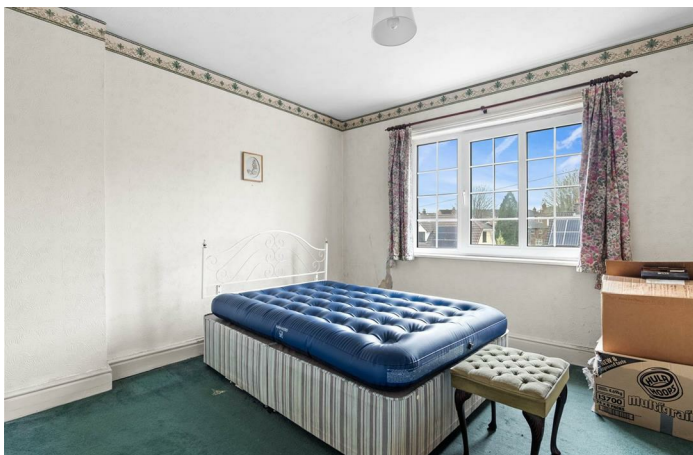




Directions:

From Worcester City centre proceed out along the A38 Bath Road. Continue along, turning left into Timberdine Avenue. Follow the road along, where number 26 can be located on the right hand side, as indicated by our For Sale board.

WAM 7277



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C



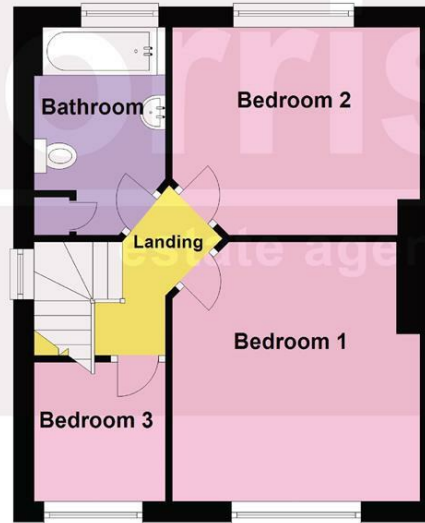
Ground Floor

Approx. 73.6 sq. metres (792.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 112.6 sq. metres (1212.3 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.

Floorplan Measurements:

KITCHEN:

19'6" x 6'4"

LIVING ROOM:

13'5" maximum x 11'9" maximum

DINING ROOM:

11'9" x 9'9"

GAME ROOM:

10'8" x 8'9"

BEDROOM 1:

12'4" x 11'8"

BEDROOM 2:

11'9" x 9'9"

BEDROOM 3:

6'7" x 6'3"

BATHROOM:

9'9" x 6'4"

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.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ