



Allan Morris
estate agents

**Battenhall Road, Battenhall,
Worcester.**

131 Battenhall Road, Battenhall, Worcester. WR5 2BU

Features

- Stunning detached house
- 4 Bedrooms
- 2 En-Suites
- High specification throughout
- Several ECO features
- Sought after location

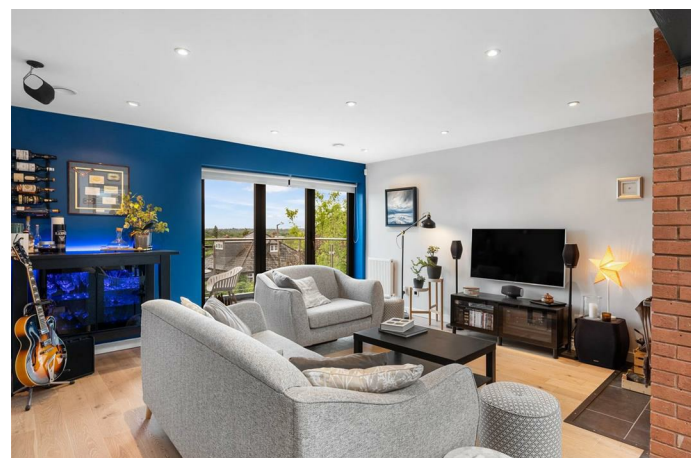
A stunning and very well presented four bedroom detached family home, improved greatly by the current owners and benefiting from a number of Eco features, situated in the sought after Battenhall area of Worcester.

Accommodation briefly comprises: Entrance Hall, Utility Room, Bedroom with En-Suite Shower, further spacious double Bedroom and useful Store Room. On the first floor: Fabulous open-plan living accommodation, to include stunning Kitchen with quartz work surfaces, island unit with breakfast bar, Grohe tap, Bosch oven, microwave, hob and carbon filter hood, space for American fridge/freezer and integrated dishwasher, Dining Area and spacious Living Room benefiting from double sided (Defra compliant) log burner and with balcony enjoying views to the Malvern Hills. Also on this floor is Master Bedroom with En-Suite Shower Room and further separate Cloakroom, further Bedroom and Family Bathroom.

Outside: To the front is driveway and single Garage. To the rear is fabulous private garden separated into lower patio, lawned garden and raised sunny terrace. The garden further benefits from direct access out to the rear and a combi greenhouse/store.

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 131 can be located on the left hand side, as indicated by our For Sale board.

WAM 7290

Eco Features:

Mechanical Ventilation Heat Recovery (HVHR)
10kWh battery
Smart meter integrated solar panels
Thermabead wall insulation
Low maintenance silicon render
Majority triple glazing
LED lighting throughout
Dual- fuel water tank and towel rails

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F





Floorplan Measurements:

KITCHEN / DINER:
22'4" x 9'9"

LIVING ROOM:
22'6" maximum 15'0" minimum x 14'1"

UTILITY:
6'10" x 4'7"

STORE ROOM:
12'3" x 4'9"

BEDROOM 1:
11'11" x 11'6"

BEDROOM 2:
14'0" x 13'2" maximum

BEDROOM 3:
17'7" x 14'5"

BEDROOM 4:
10'0" x 9'3"

EN-SUITE:
6'6" x 5'4"

SHOWER ROOM:
11'5" x 4'9"

BATHROOM:
7'1" x 5'9"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

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.