



Battenhall Road



Battenhall Road Worcester

£500,000

Situated within the desirable location of Battenhall is this five bedroom detached family home. The property which would benefit from some modernisation comprises of entrance hall, living room, dining room, kitchen, WC and conservatory. To the first floor are five bedrooms with ensuite to bedroom one as well as a family bathroom and balcony above the carport. The property further benefits from a driveway, garage, carport and rear garden. The property must be viewed to appreciate the accommodation and potential on offer.

We've Noticed

- **Desirable location**
- **Detached house**
- **Five bedrooms**
- **Living room, dining room, conservatory, kitchen**
- **Driveway, garage and carport**



Entrance Hall

Through front entrance door into hallway with radiator and doors into living room and kitchen.

Living Room

With front aspect window, radiator and gas fire.

Dining Room

With radiator, side aspect window and sliding patio doors leading to the rear garden.

Kitchen

With matching wall and base units with work surfaces over, rear aspect windows, stainless steel sink and drainer with mixer tap over, space for cooker and doors into dining room, WC and conservatory.

Conservatory

With rear aspect windows and door to rear garden.

First Floor Landing

With doors into bedrooms and family bathroom.

Bedroom 1

With front aspect window, radiator, sliding wardrobes and door into ensuite.

Ensuite

With side aspect window, WC, wash hand basin and shower.

Bedroom 2

With front aspect window, radiator, built-in wardrobes and double doors out to the balcony.

Bedroom 3

With rear aspect window, radiator and built-in wardrobe.

Bedroom 4

With rear aspect window and radiator.

Bedroom 5

With front aspect window and radiator.

Family Bathroom

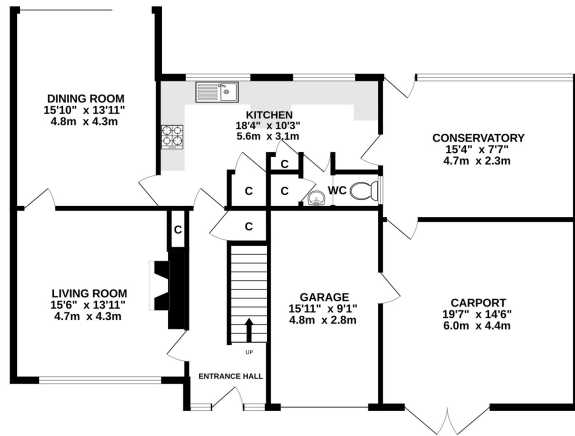
With a rear aspect window, WC, wash hand basin bath and separate shower.

Outside

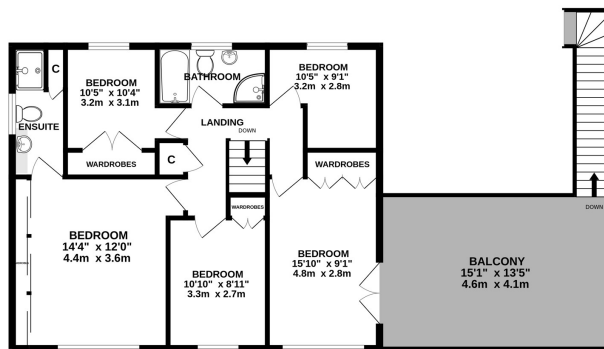
The front of the property is approached via a patio driveway. The rear offers a good size rear garden laid to a mixture of lawn and patio with fenced boundaries to sides and rear.



GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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