



129 Battenhall Road, Worcester
WR5 2BU

A generously proportioned detached home with far reaching views over to the Malvern Hills. Offered for sale with no onwards chain.

The home is designed to maximize the views over to the Malverns & comprises; reception hallway with access to the W.C, useful storage cupboard & ground floor bedroom. The control for the garage door is also here.

The bedroom has two built in double wardrobes & an en-suite wet room with a main shower & vanity wash basin.

To the first floor, the landing gives access to the lounge/diner, kitchen, three further good sized bedrooms & the. The two front facing bedrooms make the most of the outlook to the front with one of the bedrooms having wardrobes.

The rear bedroom is a further double, that looks over the established gardens. The kitchen has a range of base & wall units, sink & drainer, integrated oven with warming drawer & 5 ring hob, integrated fridge & freezer & dishwasher. There is a door out to the rear gardens from here too.

The bathroom has a classic suite comprising bath, W.C & pedestal wash basin.

The lounge & dining area are dual aspect, with the lounge having a balcony & the best outlook over the fields & hills & the dining area looking out over the lawn area & planted beds & borders.

Externally, the gardens are established & to the rear, being mainly laid to lawn with a summer house (ideal as a home office, as has electrics), side access both sides, patio area & mature beds & borders.

There is a double garage with an electric up & over door & power & lighting & a driveway offering side by side parking for several vehicles.

The home is walking distance of both Cherry Orchard & Blessed Edward schools, as well as the local cricket grounds & Battenhall Park. It is also convenient for both the M5 J7, as well as being walking distance of the City centre & Foregate Street train station, which has direct links to London Paddington.

FREEHOLD

Council Tax Band 'E' Worcester City Council






Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

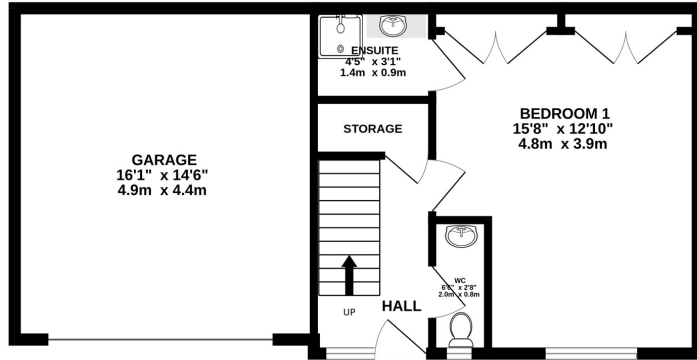
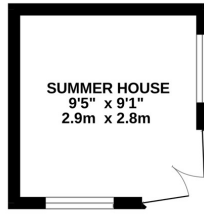


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

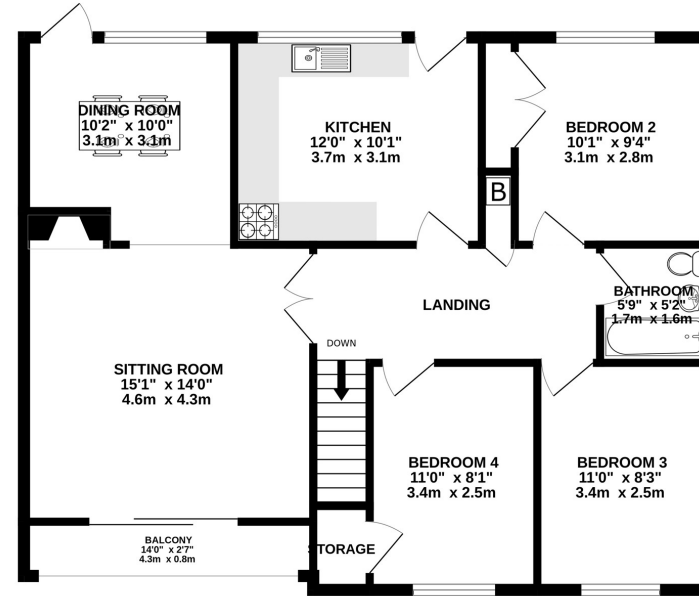
General Information

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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