Offices throughout Worcestershire & Mayfair, London





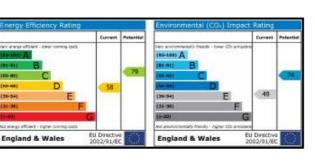












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Allan Morris

estate agents



Battle Road, Battenhall, Worcester.

An excellent opportunity to acquire a three bedroom detached bungalow, along with an attached one bedroom Annexe, situated in a quiet location.



PRICE: £375,000

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7 Battle Road, Battenhall, Worcester. WR5 2BS

All measurements are approximate. Accommodation in more detail comprises:

The property is approached via pathway, leading to:

COVERED PORCH: with courtesy outside light and part obscure pattern glazed solid wood door, providing access into:

ENTRANCE HALL: with ceiling light point, hatch to loft space, radiator, telephone point and door to:

BREAKFAST KITCHEN: 14'10" x 9'0" maximum 7'6" minimum (4.52m x 2.74m maximum 2.29m minimum), fitted with matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, space for oven, space for fridge, tiled walls, radiator, ceiling light point, window to front aspect, cupboard housing the gas central heating boiler, door to airing cupboard and part obscure glazed wooden door to side Lobby.

SITTING ROOM: 14'10" x 12'9" (4.52m x 3.89m), the focal point of the room being a gas fire with tiled surround, tiled mantle and hearth, a dual aspect room with windows to rear and side aspect, ceiling and wall light points, three radiators, television aerial point, coving and glazed door providing access to rear garden.

BEDROOM 1: 13'11" maximum (to rear of wardrobe) x 9'8" (4.24m maximum (to rear of wardrobe) x 2.95m), with window to rear aspect, ceiling light point, radiator, television aerial point, range of fitted wardrobes.

BEDROOM 2: 12'2" x 9'3" maximum (to rear of wardrobe), (3.71m x 2.82m maximum (to rear of wardrobe), with window to front aspect, ceiling light point, radiator, range of fitted wardrobes.

BEDROOM 3 / STUDY: 9'8" x 6'5" (2.95m x 1.95m), with ceiling light point, coving, radiator, telephone point and glazed door to rear aspect, providing access into:

CONSERVATORY: 12'1" x 9'6" (3.68m x 2.89m), with double opening doors providing access to rear garden.

BATHROOM: fitted with low level W.C., bidet, sink with cupboard space under and bath with shower over, ceiling light point, part tiled walls, radiator, obscure window to front aspect with secondary glazing.

A part obscure glazed wooden door, provides access to:

LOBBY AREA: with ceiling light points, doors to front and rear and part glazed wooden door, providing access into:

ANNEXE: with door to:

ENTRANCE HALL: with ceiling light point, coving, door to Utility Room/Kitchen Area and door to:

En-Suite Shower Room: fitted with low level W.C., wash hand basin with mixer tap over and cupboard space under, fully tiled double shower cubicle, ceiling light point, fully tiled walls and floor, obscure window to front aspect, radiator, wall light point/shaver point.

UTILITY ROOM / KITCHEN AREA: 9'10" x 8'7" (3.00m x 2.62m), fitted with matching base and wall mounted units, incorporating stainless steel single drainer sink unit with mixer tap over, space and plumbing for washing machine, space for oven, space for tumble dryer, ceiling light point, coving, window to front aspect and door to:

LIVING ROOM: 16'9" x 9'8" (5.10m x 2.95m), with ceiling light points, coving, radiator, window to rear aspect, gas fire, stairs rising to first floor and sliding glazed door to:

2ND CONSERVATORY: 13'6" x 8'2" (4.11m x 2.49m), with sliding glazed doors providing access to rear garden.

From Living Room Area stairs with windows to side and rear aspect, rise to first floor:

LANDING: with ceiling light point and door to:

DOUBLE BEDROOM: 17'0" x 13'10" (5.18m x 4.22m), with window to rear aspect with view towards the Malvern Hills, skylight window to front aspect, ceiling light points, radiator, access to eaves storage space.

OUTSIDE:

To the front is a lawned foregarden, two separate tarmac driveways, gate to one side, useful outside tap and revolving door providing access into **CARPORT AREA.**

The rear garden is initially laid to patio seating area and is made up of a number of different areas, to include lawned garden, a number of mature shrub areas, as well as **vegetable patch**. The garden is fully enclosed by fencing and hedging, offering a good degree of privacy and benefits from outside tap, two useful **sheds** and **greenhouse**.



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. **TENURE:** We understand the property is offered for sale FREEHOLD. **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.

ROUTE TO THE PROPERTY: From Worcester City centre proceed out along the London Road and turn right into Battenhall Road. Turn left into Battle Road, where number **7** can be found on the left hand side, as identified by our For Sale board.

WAM 3983

D3 - 13/06/2017