



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

19 St. Dunstans Crescent, Battenhall, Worcester. WR5 2AF

Offers Over £425,000

3 2 2



A very well presented and much improved three bedroom detached family home, situated in this sought after area of Battenhall, offering easy access to local amenities, schooling and Worcester City centre.

Accommodation briefly comprises: Spacious Entrance Hall, refitted modern Kitchen/Diner, Utility Room, downstairs W.C., Office/ Playroom and Living Room with double doors to garden. On the first floor: Master Bedroom with Dressing Area and En-Suite, two further Bedrooms and Family Bathroom.

Outside: The property benefits from parking for 2 vehicles, as well as pleasant foregarden with potential for additional parking. The rear garden is mostly laid to lawn, with patio seating area and shed.

AGENT'S NOTE: The property boasts original Parquet flooring in Entrance Hall, Dining Room and Living Room.

LOCATION:

The property is situated in the heart of Battenhall, offering easy walking distance to Worcester City centre, local schooling and amenities, as well as back out to the M5 motorway.

Kitchen / Diner: - 6.83m max x 3.55m max (22'4" max x 11'7" max)

Living Room: - 5.37m x 3.63m (17'7" x 11'10")

Utility Room: - 3.98m x 2.25m (13'0" x 7'4")

Office / Playroom: - 5.68m x 2.24m (18'7" x 7'4")

Bedroom 1: - 4.79m max 3.28m min x 3.64m (15'8" max 10'9" min x 11'11")

Bedroom 2: - 3.57m x 3.27m (11'8" x 10'8")

Bedroom 3: - 3.49m x 1.87m (11'5" x 6'1")





- Detached
- Very well presented
- 2 Bathrooms
- Office/potential Playroom
- Close to Worcester City centre
- Off road parking for 2 vehicles
- 3 Bedrooms
- Spacious living accommodation
- Utility Room
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	