

Battenhall Road | | Worcester | WR5 2BU

£650,000

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ESTATE AGENTS

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Worcester | WR5 2BU
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Nestled on the charming Battenhall Road in Worcester, this impressive detached house offers a perfect blend of space, comfort, and modern living with NO ONWARD CHAIN. Spanning an expansive 1,849 square feet, the property boasts two inviting reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample room for a growing family or for those who simply desire extra space.

The house features two bathrooms, ensuring convenience for all occupants. Built in 1966, this home combines classic architectural elements with the potential for contemporary updates, allowing you to personalise it to your taste.

The location on Battenhall Road is particularly appealing, as it is situated in a peaceful residential area that offers a sense of community while remaining close to the vibrant amenities of Worcester. Residents can enjoy easy access to local shops, schools, and parks, making it an ideal setting for families. The nearby transport links provide excellent connectivity to the wider region, ensuring that both city and countryside are within easy reach.

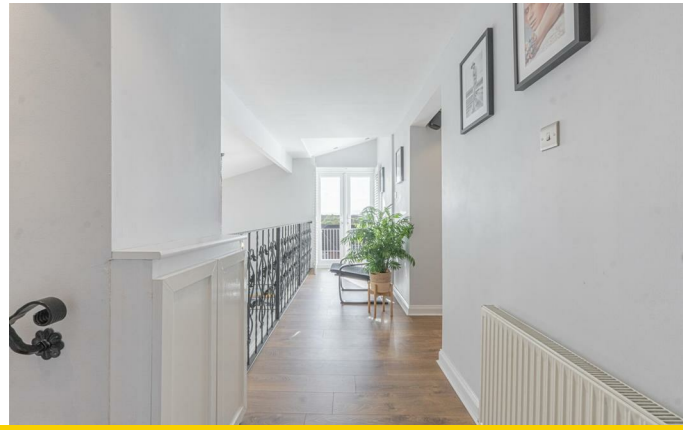
This property is not just a house; it is a home that promises comfort and convenience in a desirable location. Whether you are looking to settle down or invest, this unique offering on Battenhall Road is certainly worth considering.

- 4 spacious bedrooms
- 2 cosy reception rooms
- 1,849 sq ft of space
- Stunning views from property
- Viewing highly recommended
- 2 modern bathrooms
- Detached house on Battenhall Rd
- Close to Worcester amenities
- Quiet, desirable location
- No Chain

Front Exterior
The front exterior presents a charming and well-maintained facade with a mix of brick and white cladding. A double garage sits to one side with a resin driveway providing parking space, and the front garden is neatly landscaped with lawn, hedging and a pathway leading to the front door.

















Lounge
15'5" x 14'2" (4.71m x 4.33m)
The entrance porch opens into a bright and spacious lounge, characterised by its high ceilings and large windows that fill the space with natural light. A stylish double sided fireplace serves as a focal point, while warm wooden flooring adds a welcoming touch. The lounge connects seamlessly through an archway to the dining room, which offers ample space for entertaining and benefits from double doors opening out to the garden. Adjacent to the dining area, the kitchen features a modern, streamlined design with sleek cabinetry and integrated appliances, as well as a breakfast bar. A door from the kitchen provides access to the rear garden, and there is also a convenient ground-floor WC, storage cupboard with new Worcester Bosch Boiler and access to a generous double garage.

Dining Room
15'4" x 13'8" (4.67m x 4.17m)
A bright and spacious dining room with large windows and double doors leading out to the garden, perfect for entertaining. The room features wooden flooring and ample space for a full dining table and chairs, with views overlooking the garden.

Kitchen
16'10" x 9'9" (5.14m x 2.96m)
The kitchen enjoys a sleek, contemporary style with light-toned cabinetry and integrated appliances, including Corian Worktop, Wine Cooler, Instant Hot Tap, Steam & Conventional Oven. It offers plenty of work surfaces and a breakfast bar with seating for casual dining. Large windows overlook the garden, and a door leads directly outside, providing easy access from the kitchen to the garden and patio areas.

W.C.
A light and airy ground-floor cloakroom with a modern white suite. The room is fitted with a compact basin and a close-coupled toilet, alongside a window that invites natural light, maintaining a fresh and clean atmosphere.

Landing
The first-floor landing is spacious and flooded with natural light from large windows. It provides a peaceful space to relax with seating and access to all bedrooms and bathrooms. Decorative wrought iron railings overlook the lounge below, adding a touch of elegance to the home.

Main Bedroom
13'2" x 11'2" (4.02m x 3.41m)
A generous main bedroom featuring a calming pale green colour scheme and wooden flooring. The room benefits from built-in wardrobes and a walk-in wardrobe area, providing ample storage space. Large windows allow plenty of natural light, making this a restful retreat. The bedroom also has an en suite shower room for added convenience.

En Suite
5'8" x 5'4" (1.72m x 1.63m)
A stylish and comfortable en suite shower room attached to the main bedroom, featuring a modern quadrant shower enclosure, a vanity unit with integrated basin and a wall-mounted toilet. The sleek finish and quality fittings create a practical and refreshing space.

Bedroom 2
11'9" x 10'0" (3.58m x 3.04m)
A well-proportioned bedroom with neutral decor and wooden flooring. The room includes a window overlooking the garden, providing a pleasant outlook and ample natural light.











Bedroom 3
10'8" x 10'3" (3.25m x 3.13m)
A bright, comfortable bedroom with light walls and wooden floors. It has a peaceful feel, ideal for a guest room or child's bedroom.

Bedroom 4
7'9" x 9'10" (2.36m x 3.00m)
A smaller bedroom that offers flexible use, possibly as a nursery or home office. The room includes a window and benefits from natural light, maintaining a bright and airy feel.

Bathroom
8'4" x 6'10" (2.55m x 2.09m)
The first-floor bathroom offers a contemporary suite with a freestanding bath positioned beneath a window, a separate shower enclosure, a wall-mounted basin and WC. The room is finished with a neutral palette and features a recessed shelf for toiletries.

Rear Garden
The rear garden is a beautiful outdoor space featuring a lawn bordered by mature shrubs and trees that provide colour throughout the seasons, there is a potting shed with raised vegetable beds, ideal for keen gardeners. There is also a charming summerhouse tucked away at the back, which sits on a raised patio area, ideal for seating or dining and perfect for relaxing or enjoying the garden views

Patio
A patio area immediately adjacent to the house, is bathed in sunshine in the summer months. Finished with a smooth resin surface and bordered by low brick walls, this space is ideal for outdoor dining or relaxing and easy access to the kitchen and dining room. A set of steps leads you onto the garden area

Important Notice
All enquiries are subject to qualification. Viewings will be arranged for applicants who are in a position to proceed. Proof of funds and/or a mortgage agreement in principle may be requested prior to confirming a viewing or accepting an offer. In line with Anti-Money Laundering (AML) regulations, all applicants will need to complete identification and verification checks before a sale can be agreed.

Buyers are responsible for satisfying themselves as to the condition, suitability, tenure, boundaries, services, planning permissions, and any other matters relating to the property, and should rely on their own legal adviser, surveyor, and any independent professional checks before proceeding with a purchase.

Listing Disclaimer
These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no guarantee or warranty is given and all details should be independently verified by any interested party. Measurements, floorplans, descriptions, and photographs are provided for guidance purposes only and may not be to scale.
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Prospective buyers/tenants are advised to carry out their own inspections, surveys, and due diligence before proceeding.







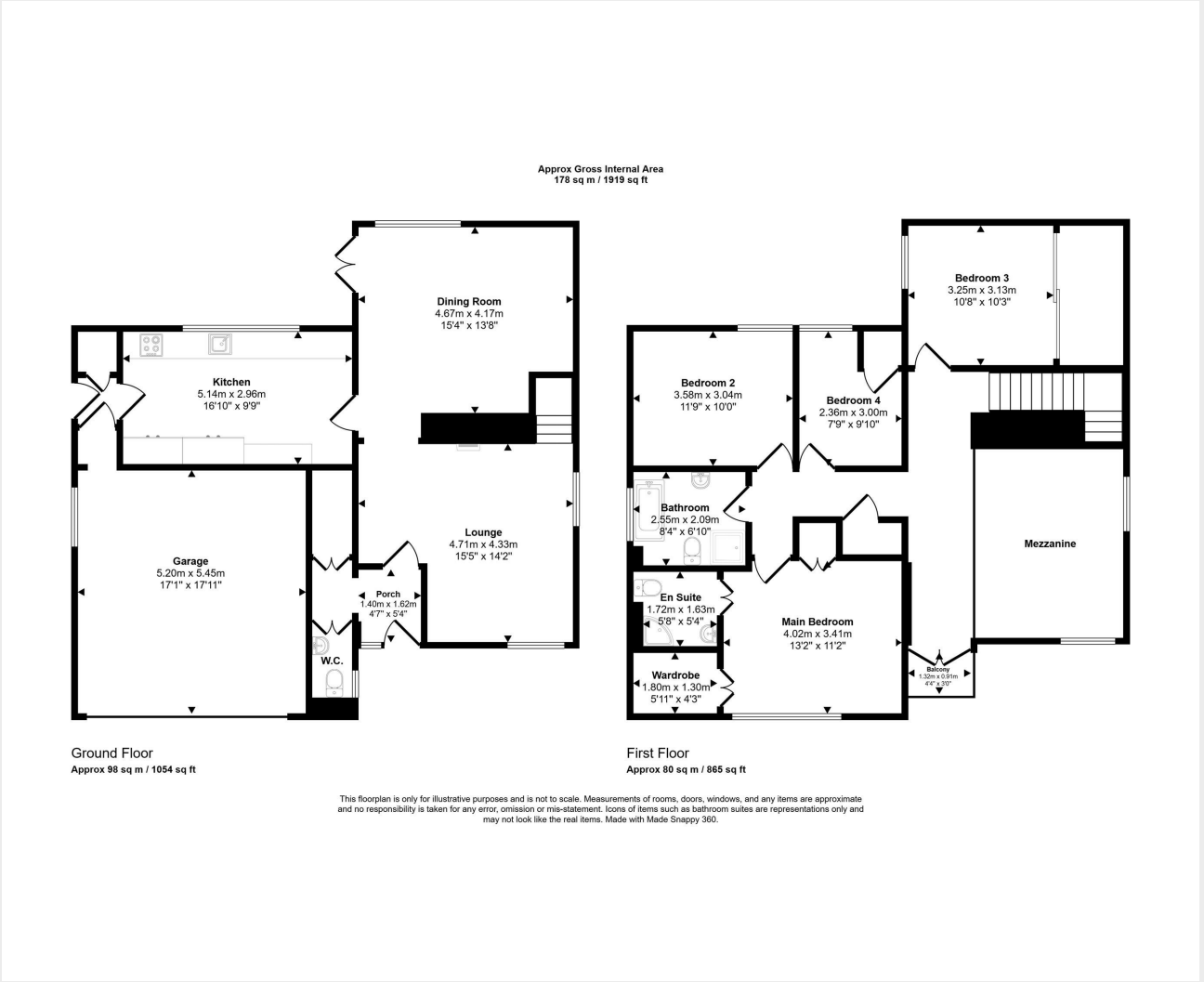




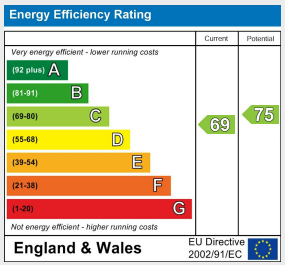








Council Tax Band **E** EPC Rating **C**



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