



# Woolhope Road, Battenhall, Worcester, WR5 2AR

## £275,000

Ref: 26846778

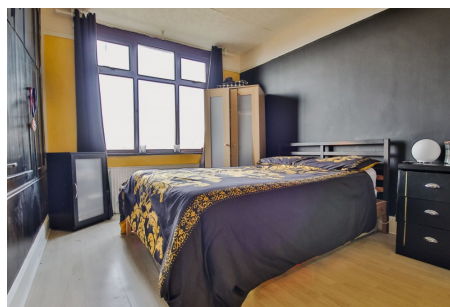
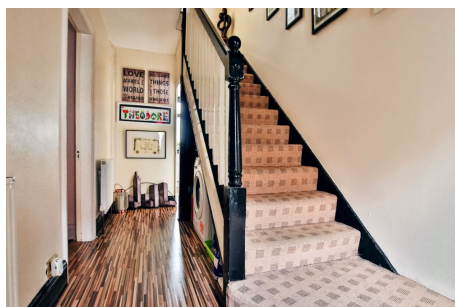
This is a great opportunity to purchase a charming, traditional, bay fronted semi-detached family home with three bedrooms, situated in the popular Battenhall area. The property is conveniently located close to Worcester City centre, local schools, amenities, and major transportation links. It offers breathtaking views of the Cathedral and the City.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



# Property Description

The spacious entrance hall allows access to the first floor, as well as the lounge/dining room and kitchen.

The dining room is located at the front of the house and opens up to the lounge area, which has stunning views over Worcester's skyline. The kitchen also faces the rear of the property and provides side access to the back garden.

On the first floor, there are three bedrooms and a family bathroom.

The rear garden is split over multiple levels, with the upper seating area offering views towards the Cathedral.

Council Tax Band C - Worcester Council

## Entrance Hall

**Lounge Area** - 13' 4" x 10' 7" (4.06m x 3.23m)

**Dining Area** - 13' 4" x 10' 7" (4.06m x 3.23m)

**Kitchen** - 9' 2" min x 6' 0" (2.79m min x 1.83m)

**Bedroom 1** - 13' 3" x 10' 7" (4.04m x 3.23m)

**Bedroom 2** - 13' 4" x 10' 7" (4.06m x 3.23m)

**Bedroom 3** - 8' 2" x 6' 2" (2.49m x 1.88m)

## Family Bathroom

**Agents Note** - Please note that a Buyers Fee of £480 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 "Buyer's Info" page.

**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.

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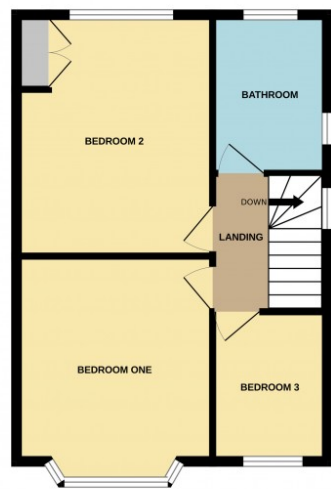


# FloorPlans

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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