



Battenhall Road, Battenhall, Worcester, WR5 2BT

£460,000

Ref: 27053403

While some internal renovations are required, this allows you to modernise and create the property of your dreams.

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37 Droitwich Road, Worcester, WR3 7LG

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Property Description

Located in the highly sought-after area of Battenhall, this charming detached bungalow boasts both front and rear gardens.

The accommodation is quite flexible, with the bungalow currently being used as a three-bedroom home with two reception rooms. The living room has been extended and can easily hold a dining table, so the dining room could become a fourth bedroom, while still leaving you with a kitchen/breakfast room.

The rear garden features a raised patio area that offers views of the Malvern Hills, making it the perfect spot to watch the sunset on a summer's evening.

The front garden is beautiful, and there is a long driveway that leads down to a detached garage.

Council Tax Band D - Worcester Council

Entrance Porch

Entrance Hall

Living Room - 20' 1" x 12' 4" (6.12m x 3.76m)

Dining Room - 12' 9" into bay x 12' 4" (3.89m into bay x 3.76m)

Kitchen / Breakfast Room - 12' 4" x 15' 0" max (3.76m x 4.57m max)

Bedroom 1 - 12' 4" x 9' 4" (3.76m x 2.84m)

Bedroom 2 - 12' 4" x 11' 6" into bay (3.76m x 3.51m into bay)

Bedroom 3 - 9' 4" x 9' 4" (2.84m x 2.84m)

Family Bathroom

Separate Cloakroom

Detached Garage

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



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