

Battenhall Road | | Worcester | WR5 2BQ

Offers Over £550,000

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ESTATE AGENTS

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Nestled on the charming Battenhall Road in Worcester, this delightful semi-detached house offers a perfect blend of classic character and modern living. Built in 1935, the property boasts a generous living space of 1,389 square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and spacious, allowing for a comfortable lifestyle. The house features four well-proportioned bedrooms, providing ample space for family members or guests. Additionally, there are two bathrooms, ensuring convenience for busy mornings.

One of the standout features of this property is the detached annex, which presents a wonderful opportunity for a home office, studio, or guest accommodation. The loft space, although not currently regulated, offers potential for further development, allowing you to tailor the home to your specific needs.

- 4 spacious bedrooms
- Character & modernised
- Annex with garden
- 2 reception rooms
- Built in 1935
- 2 modern bathrooms
- Cathedral views
- South west facing garden
- Semi-detached house
- Excellent location

Front Exterior

The front exterior features a long gravel driveway leading to the property's entrance, flanked by hedging on both sides and providing ample parking space. The house displays classic 1930s semi-detached architecture with bay windows and a tiled roof, combining charm with practicality.

Entrance

The entrance hall offers a bright and welcoming space with wood-effect flooring and a seating area under the stairs. It flows well into the ground floor rooms and stairs, giving an immediate sense of space and light.

















Lounge

11'11" x 13'7" (3.62m x 4.13m)

The lounge is a comfortable space with a bay window allowing in plenty of natural light. Decorated with neutral tones and carpet flooring, the room features a fireplace as a focal point, making it a pleasant area for relaxation.

Kitchen

8'2" x 15'1" (2.48m x 4.61m)

This charming home welcomes you through a porch into a spacious entrance hall with stairs leading to the upper floors. The bright lounge features a bay window and a traditional fireplace, creating a cosy sitting area. Adjacent is the dining room with another bay window and French doors opening to the garden, providing a wonderful space for entertaining or relaxed family meals. The kitchen is fitted with white cabinetry, wooden countertops, and modern appliances including an electric oven and hob, complemented by subway tiled walls and wood-effect flooring. It also offers access to the garden and a handy utility area with washing and drying machines.

Dining Room

11'10" x 15'11" (3.61m x 4.84m)

A delightful sitting and dining area featuring a large bay window and natural light from French doors that lead to the rear garden. The room is decorated in neutral tones with wood-effect flooring and a feature fireplace that adds character. It provides a welcoming and versatile space for family relaxation or entertaining guests.

Landing

The first floor landing is bright and airy with a window flooding the space with natural light. It provides access to the bedrooms, shower room and separate WC, creating a practical and well-connected floor layout.

Bedroom 1

11'9" x 16'8" (3.58m x 5.07m)

The main bedroom is a generously sized room with a bay window offering views over the garden. It is decorated in soft, neutral shades with wood-effect flooring and benefits from built-in wardrobes with sliding doors, providing excellent storage.

Bedroom 2

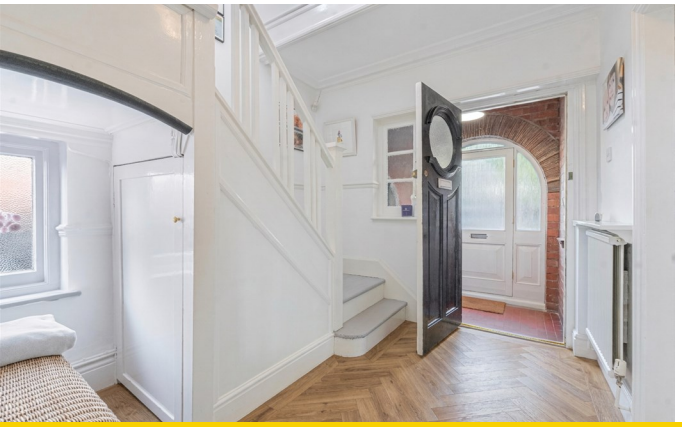
11'10" x 11'2" (3.61m x 3.41m)

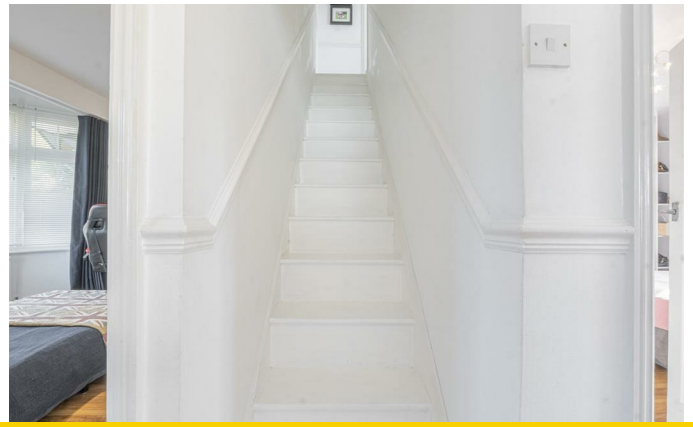
This bedroom features a large bay window flooding the room with natural light. It has wood-effect flooring and neutral decoration, making it a bright and airy space suitable for a double bed and furniture.











Bedroom 3
8'5" x 9'11" (2.56m x 3.01m)
A cosy bedroom with a window overlooking the side, brightened by natural light. This room has wood-effect flooring and neutral decoration, making it a comfortable single bedroom or study space.

Loft Room / Bedroom
15'1" x 9'2" (4.59m x 2.79m)
The loft room serves as a versatile bedroom with two Velux windows allowing in ample natural light. The space is decorated in light tones with wooden flooring and offers a bright, airy retreat on the second floor.

Shower Room
8'1" x 4'10" (2.46m x 1.48m)
The shower room is smartly finished with a glass shower cubicle, a white basin, and toilet. It benefits from modern fixtures and a light blue accent wall, creating a fresh and clean space.

W.C.
A separate WC with a modern white toilet and partially tiled walls in white subway tiles, finished with a natural texture accent behind the WC, offering a contemporary touch.

Annexe
8'5" x 12'2" (2.56m x 3.70m)
The outbuilding annexe includes a bright room with a window, suitable for a variety of uses. There is a utility area with washing machine and dryer, plus a separate shower room with modern fixtures for convenience and practicality.

Utility
6'5" x 6'1" (1.96m x 1.86m)
The utility area in the annexe is fitted with white cupboards, a sink, washing machine, and dryer, providing ample space for laundry needs.

Shower Room (Annexe)
6'3" x 5'4" (1.91m x 1.62m)
The shower room in the annexe is compact with a modern shower cubicle and light decor, designed for efficient use of space.

Rear Garden
This substantial rear garden is beautifully maintained with a large lawn bordered by mature hedging and trees, offering privacy and a peaceful environment. The garden includes a paved patio area with seating under a large parasol, perfect for outdoor dining and relaxing. Further into the garden is a barked seating area with various garden furniture and sheds, creating a wonderful outdoor space for entertaining or unwinding in nature.







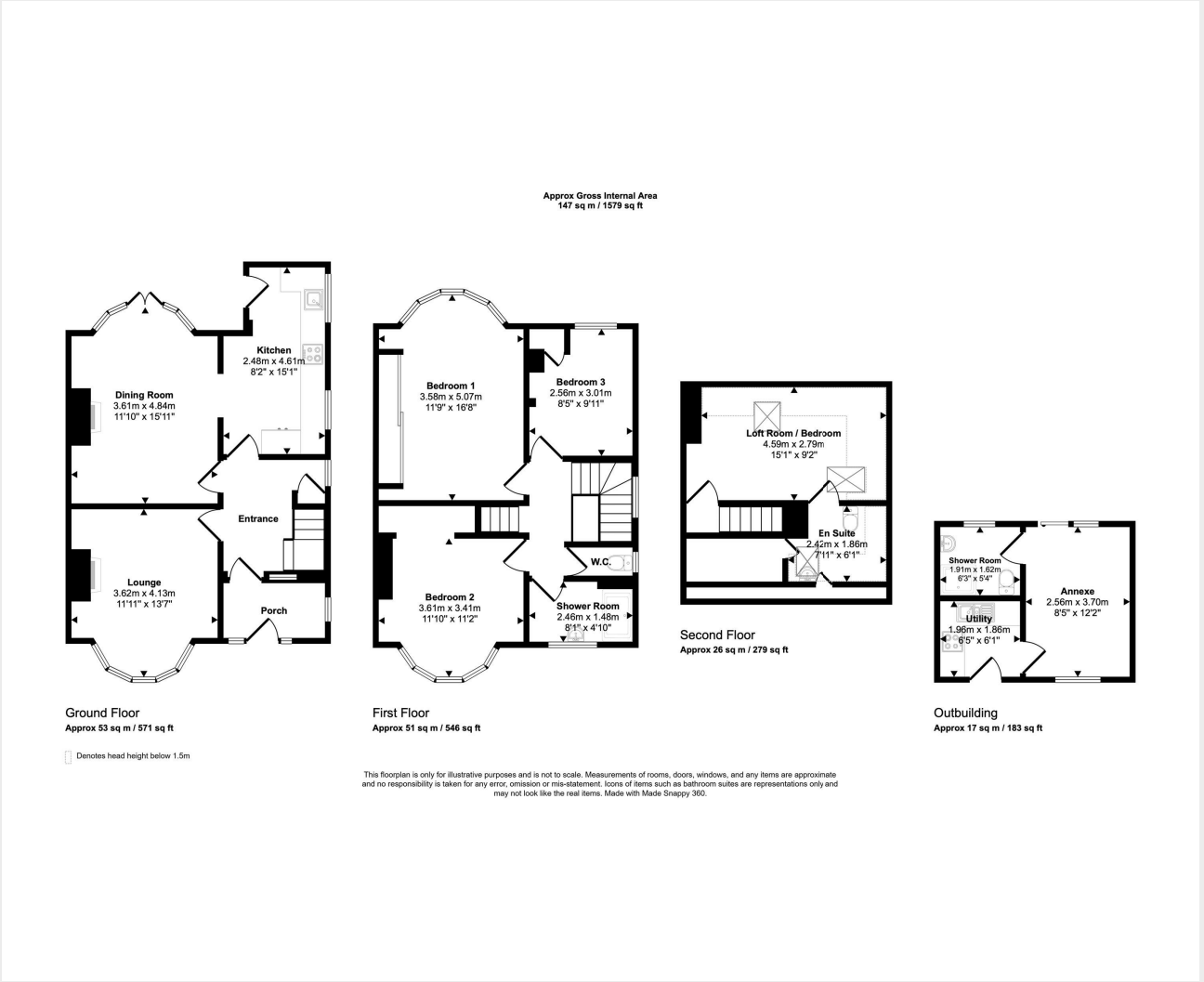




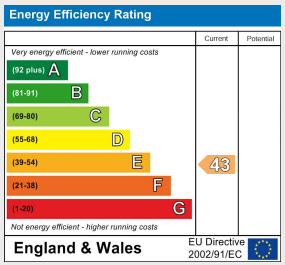








Council Tax Band **D** EPC Rating **E**



58, London Road Worcester
Worcestershire
WR5 2DS
01905 935958
hello@yourpropertybox.co.uk
www.yourpropertybox.co.uk