

Offices throughout Worcestershire & Mayfair, London



| Energy Efficiency Rating                    |                         |           | Environmental (CO <sub>2</sub> ) Impact Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A                                  |                         |           | (92-100) A  |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         | 84        |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   |                         |           | (55-68) D   |                         | 56        |
| (39-54) E                                   |                         |           | (39-54) E   |                         |           |
| (21-38) F                                   |                         |           | (21-38) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  |                         |           | <b>England &amp; Wales</b>                                      |                         |           |
|   | EU Directive 2002/91/EC |           |   | EU Directive 2002/91/EC |           |

# Allan Morris

estate agents



Arundel Drive, Battenhall, Worcester.

A newly remodelled three double bedroom semi detached Bungalow, situated in a quiet location within the sought after Battenhall area of Worcester, benefiting from a large garden.



PRICE: £ 270,000 NO ONWARD CHAIN

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10 Arundel Drive, Battenhall, Worcester. WR5 2HU

**All measurements are approximate. Accommodation in more detail comprises:**

The Bungalow is situated within the popular Battenhall area of Worcester perfectly located for access to both the City centre and M5 motorway links. Excellent schools, nice walks, woods, bus stops and both Waitrose and Tesco supermarkets can be found closeby.

From covered path, access can be gained via obscure glazed UPVC door giving access into:

**NEWLY INSTALLED KITCHEN:** 11'1" x 10'0" (3.38m x 3.05m), generously sized with fitted with a matching range of base and wall mounted units with solid oak worktops and oak flooring, space for oven and fridge freezer, space and plumbing for dishwasher, breakfast bar area with view over rear garden, ceiling light point, radiator, extractor fan, window to the rear aspect, arch through to:

**SITTING ROOM:** 11'3" x 9'3" (4.43m x 2.82m), with ceiling light point, radiator, door to inner Hall, sliding glazed doors through to:

**CONSERVATORY:** 12'0" x 9'8" (3.66m x 2.95m), with sliding glazed doors giving access out to garden, radiator, wall light point.

**INNER HALL:** with ceiling light point, radiator, useful cupboard space, telephone point.

**MASTER BEDROOM:** 14'6" maximum x 14'2" maximum 7'11" minimum (4.42m maximum x 4.32m maximum 2.41m minimum), with part frosted window to the front aspect, ceiling light point, radiator.

**BEDROOM 2:** 14'9" x 10'7" (4.49m x 3.23m), with window to the front aspect, ceiling light point, radiator.

**BEDROOM 3:** 8'5" x 7'9" (2.57m x 2.36m), with window to the side aspect, ceiling light point, radiator.

**BATHROOM:** fitted with low level W.C., wash hand basin with mixer tap over and cupboard space with drawers under, double ended bath, heated towel rail, ceiling light point, extractor fan, hatch giving access into loft, cupboard housing the newly installed Ideal combination central heating boiler and plumbing and electrics for washing machine.

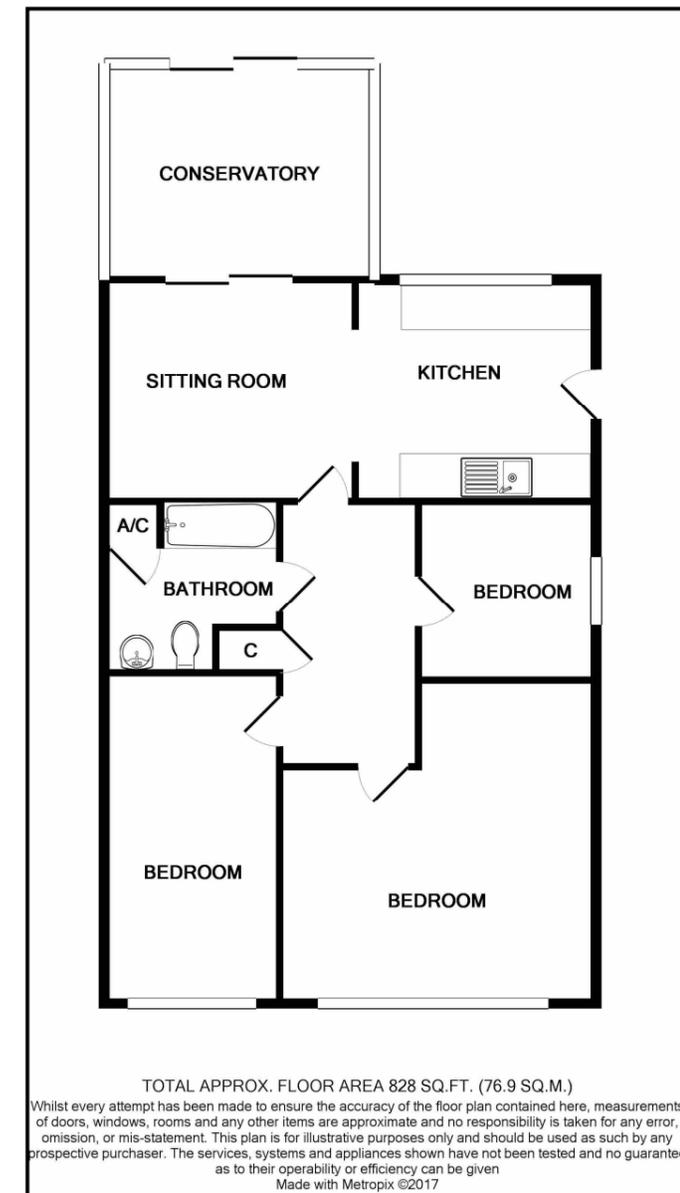
#### OUTSIDE:

To the front of the property is a lawned foregarden and tarmac driveway providing parking for two vehicles.

Gated access leads down the side of the property to a covered side pathway with outside tap, and courtesy lighting and provides access to the rear garden. The rear garden is of a generous size (*approximately 110ft maximum 95ft minimum in length x 40ft maximum 32ft minimum in width*) and is initially laid to a patio area. The remainder of the garden is laid to lawn with pathways, mature trees and shrubs, enclosed by fencing with the benefit of a large potting shed to the rear.

#### AGENTS NOTE:

1. **The vendor has purposely designed the accommodation to allow the option to create open plan living to the rear.**
2. **The property benefits from newly installed double glazing throughout with the exception of the Conservatory.**



#### 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. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale FREEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**ROUTE TO THE PROPERTY:** From Sidbury proceed out along London Road, turning right into Camp Hill Avenue. Turn left into Sebright Avenue, then right into Arundel Drive, where number 10 can be found on the right hand side as you turn in, as indicated by our For Sale board.

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