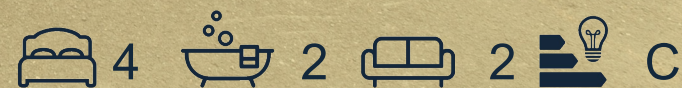




62 Battenhall Rise, Worcester, WR5 2DE
Guide Price £450,000



Philip Laney & Jolly are delighted to welcome 62 Battenhall Rise to the market. Located in the desirable area South of Worcester city centre, this charming house offers a perfect blend of comfort and convenience whilst inviting cosmetic improvements throughout.. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The well-appointed kitchen is complemented by a utility area. The property enjoys a WC downstairs, a bathroom plus an en-suite for the main bedroom, ensuring privacy and convenience for all residents.

Outside, you will find a pleasant rear garden, perfect for enjoying sunny days or hosting gatherings. The property also features a double tandem garage, providing secure parking, along with additional off-road parking to the front.

This home is not only practical but also situated in a desirable neighbourhood, making it a wonderful place to live. With its combination of space, functionality, and outdoor charm, this property at Battenhall Rise is a fantastic opportunity for anyone looking to settle in Worcester.

Entrance Hallway

Understairs cupboard. Tiled flooring. Stairs rising to first floor and doors to living room, dining room and kitchen.

Living Room

Double glazed window to front aspect and double glazed door to garden. Electric fireplace. Radiator, two ceiling light points and fitted carpet.

Dining Room

Double glazed window. radiator and fitted carpet. TV and internet points. Multiple plug sockets.

Kitchen

Double glazed window. Range of wall and base units with under unit lighting. Integrated oven and grill, gas hob with extractor over. Integrated dishwasher and space for undercounter fridge/freezer. Sink and drainer. Feature faux ceiling beams. Radiator and ceiling spotlight. Tiled flooring. Door to:

Utility

Double glazed window and door. Space and plumbing for washing machine and dryer. Tiled walls and flooring.

Bedroom 1

Double glazed window. Radiator and TV point. Fitted carpet. Folding door into:

Ensuite

Double glazed window. Salmon pink bathroom suite comprising of: shower, wash hand basin and low level WC.

Bedroom 2

Double glazed window. Fitted carpet.





Bedroom 3

Double glazed window. Built-in wardrobe with glass sliding door. Fitted carpet.

Bedroom 4

Double glazed window. Fitted carpet.

Bathroom

Double glazed window. Shower with sliding door, wash hand basin and low level WC. Tiled walls and flooring.

Outside

Rear garden with wooden fencing, patio area and grass lawn. Water point and side access.

Double Tandem Garage

Double tandem garage with up and over door, that is split in two with the back room housing the combination boiler. Window and door to garden.

Council Tax Worcester

We understand the council tax band presently to be : E

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure

We understand that the property is offered for sale Freehold.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID

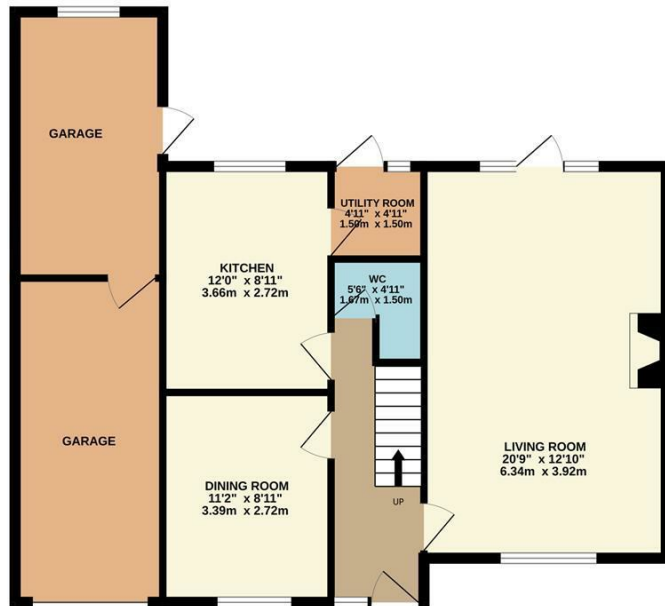
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings

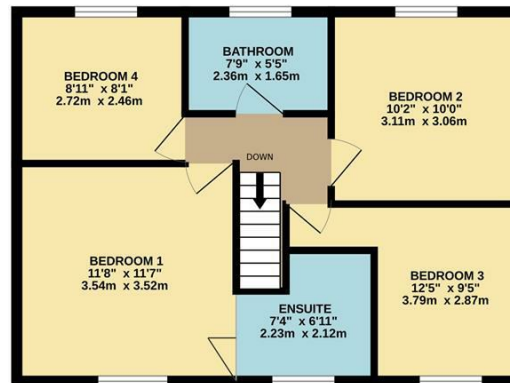
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



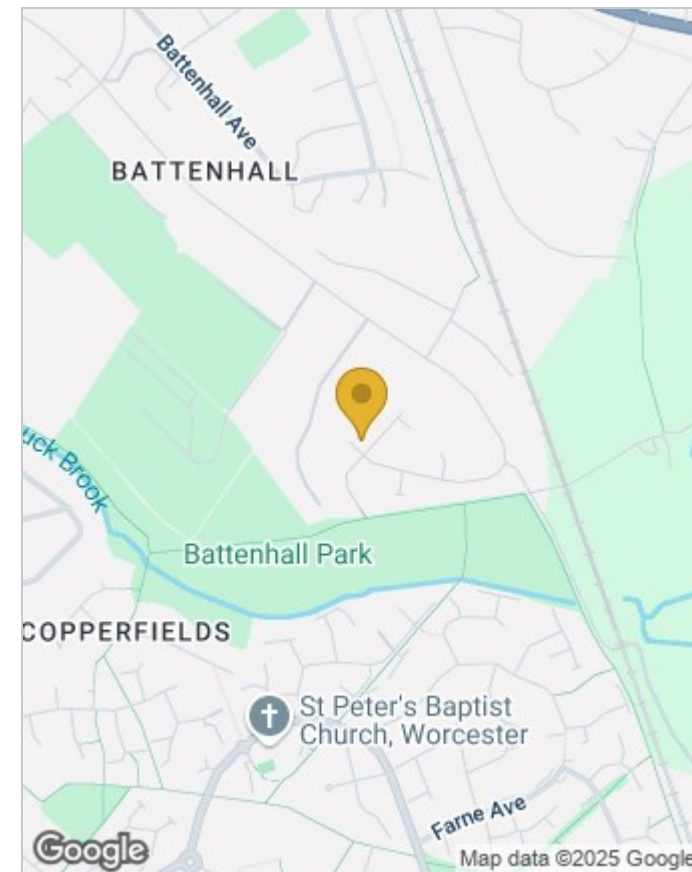
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	
	EU Directive 2002/91/EC	

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.