

AP MORGAN



Sands Road, Inkberrow, Worcester
Guide Price £320,000

Features:

- A well-presented semi-detached family home
- Desirable rural position in Inkberrow, Worcester
- Three well-proportioned bedrooms
- Generous lounge & formal dining room
- Fitted kitchen & spacious conservatory
- Family bathroom & gardeners w/c
- Generous rear garden backing onto open fields
- Large gravelled driveway for multiple cars

Description:

A well presented three bedroom semi-detached home occupying a desirable position in the sought-after village of Inkberrow, offering comfortable family accommodation throughout with the added bonus of a generous rear garden backing onto open countryside with far reaching views towards Alcester.

To the front, a generous gravelled driveway provides parking for multiple vehicles with fenced boundaries and a side gate giving access to the rear garden.

The ground floor is well laid out, with an enclosed porch leading into the entrance hall and through to a generous lounge with a feature fixed electric fireplace. The lounge opens into a dining room with an understairs storage cupboard, with the fitted kitchen sitting alongside, offering a range of wall and base units, integrated oven, electric hob and dishwasher with space for additional freestanding appliances. To the rear of the ground floor, a generous conservatory extends the living space further and incorporates a dedicated utility area with plumbing for laundry appliances.

The first floor landing serves two sizeable double bedrooms, a further generous third bedroom and a modern family bathroom fitted with a bath, overhead shower, washbasin and WC.

Outside, the rear garden is a real asset. An initial patio provides space for garden furniture before giving way to a large lawn that extends back to a timber shed and greenhouse. The rear boundary backs directly onto open fields with far reaching views towards Alcester, giving the property a genuine sense of space and seclusion. A brick built gardener's WC adds a practical touch.

Inkberrow is a picturesque and highly regarded village sitting in the heart of the Worcestershire countryside, widely recognised as one of the inspirations for the fictional village of Ambridge in BBC Radio 4's The Archers. The village offers a good range of day-to-day amenities including a well-stocked village shop, pub, church and



primary school, all centred around a charming village green. The historic market town of Redditch is within easy reach for a wider range of supermarket shopping, retail and leisure facilities, as is Worcester city centre. For commuters, the A422 provides straightforward connections to the local road network with the M5 and M42 both accessible, making this a well connected base despite its rural feel.

Details:

Porch

Hall

Lounge 3.85 x 4.33 Max

Dining Room 2.42 x 2.43

Kitchen 2.42 x 2.79

Conservatory 3.07 x 3.07

First Floor Landing

Bedroom One 3.83 x 2.63

Bedroom Two 2.45 x 3.46

Bedroom Three 2.88 x 2.64 Max

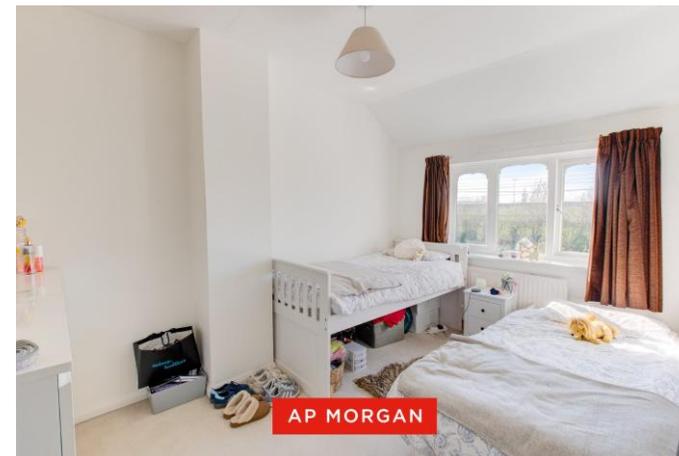
Bathroom 2.42 x 1.82

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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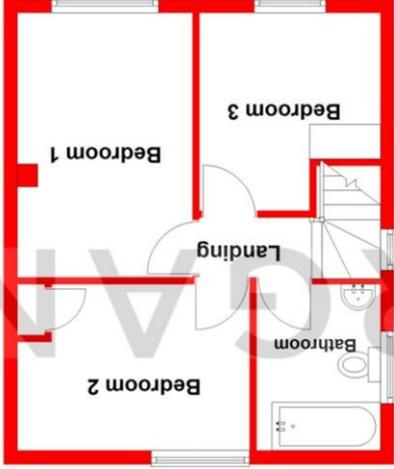
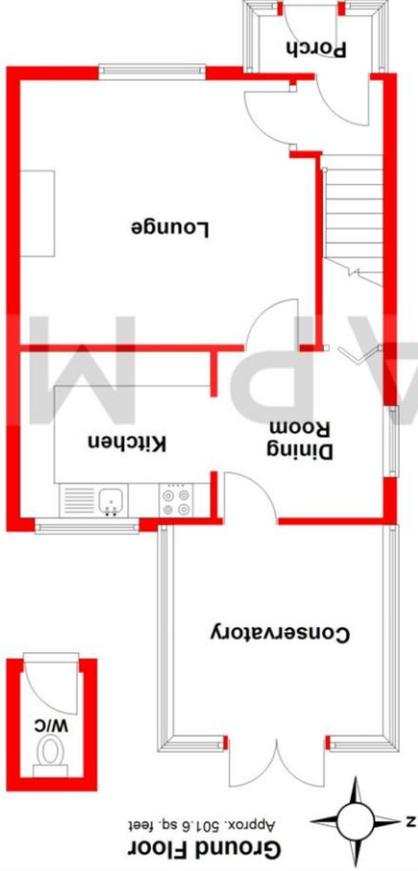
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Identity Checks

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Total area: approx. 871.0 sq. feet

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.
Plan produced using Planlup.

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