

**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 A42 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.



## How can we help you?

### Need a mortgage?

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### Property to sell?

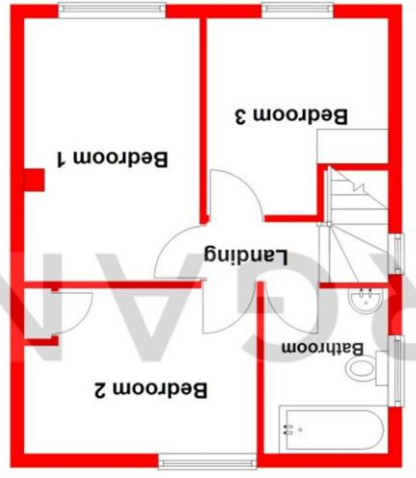
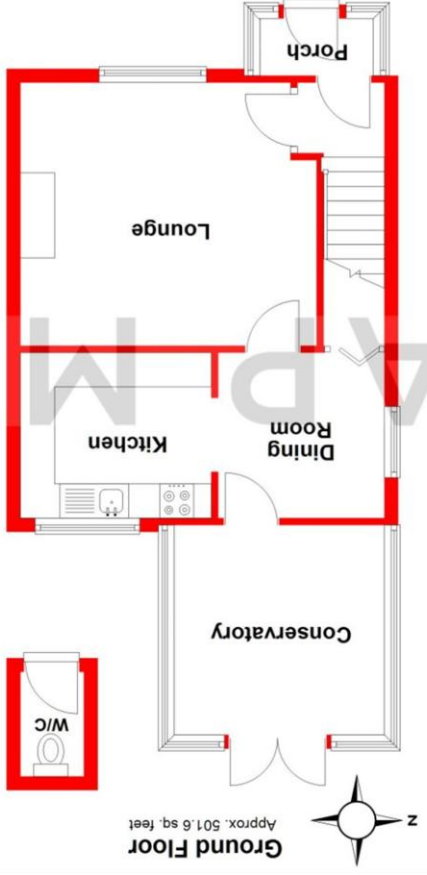
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 871.0 sq. feet

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Plan produced using Planlup.

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