



Malt House Crescent,
Inkberrow, WR7 4EF

Jeremy
McGinn & Co 

Available at
Offers In The Region Of £375,000



Occupying an attractive position within a quiet crescent overlooking a delightful open green with mature trees, this deceptively spacious three-bedroom link-detached family home is located in the highly desirable village of Inkberrow. Perfectly placed within walking distance of the well-regarded First School, village shop, and a range of local amenities including two welcoming public houses and a doctor's surgery, this property offers both charm and convenience.

The accommodation is thoughtfully arranged and begins with an entrance porch leading into a welcoming reception hall, complemented by a useful downstairs cloakroom. The impressive 23ft dual-aspect living room provides an abundance of natural light, creating a bright yet cosy space ideal for both relaxing and entertaining. The fitted kitchen includes a practical pantry and leads through to an inner hall, which offers access to the side of the property and direct entry into the garage.

Upstairs, the landing serves three well-proportioned bedrooms, comprising two generous doubles and a comfortable single with built-in storage. The first floor is completed by a fitted family bathroom and a separate WC, adding flexibility for busy households.

Externally, the property continues to impress. To the front, a spacious driveway provides off-road parking for at least two vehicles and a garage. The rear garden is an attractive and private space, predominantly laid to lawn and bordered by a variety of mature shrubs. A decked seating area immediately to the rear of the property offers the perfect spot for outdoor dining, complemented by a further gravelled seating area ideal for enjoying sunny afternoons.





Tax Band: D

Council: Wychavon

Tenure: Freehold

Inkberrow is a beautiful village set in stunning Worcestershire countryside with great road links to the City of Worcester, the Roman market town of Alcester, Stratford-upon-Avon, Redditch and Birmingham in the north.

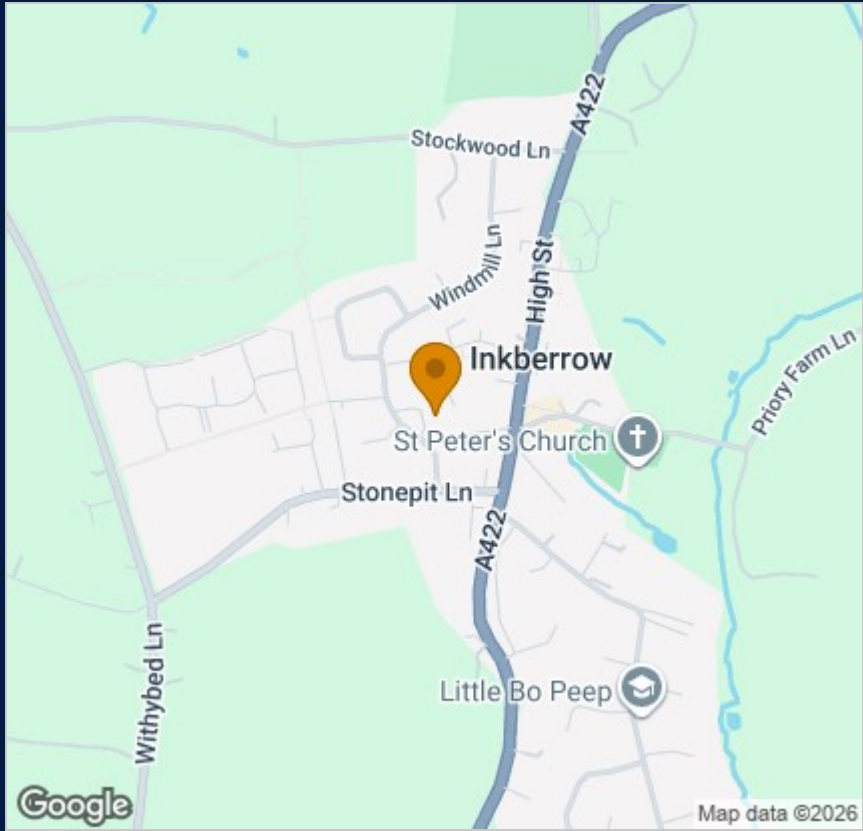
The village supports St Peter's Church, has a thriving Primary School, an excellent village shop, two local pubs, and a Village Hall and runs a tennis, bowls and football club.



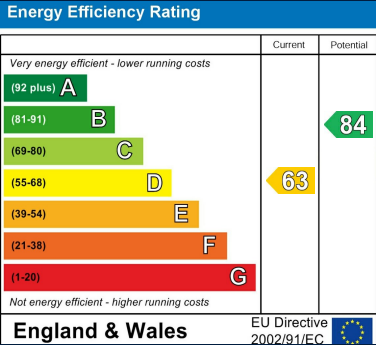
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

49A High Street, Alcester, Warwickshire, B49 5AF
Tel: 01789 868587 Email: alcester@jeremymcginns.com
www.jeremymcginns.com