



**High Street, Inkberrow**

Worcester, WR7 4DY

Jeremy  
McGinn & Co 

## Available at Offers In The Region Of £595,000



A stunning and individual village property offering unique and adaptable accommodation set in a private position in the heart of Inkberrow. 'Wishing Well Cottage' is a detached family home currently providing Three double Bedrooms with lots of space and potential to adapt/extend if required (subject to pp) and within walking distance of the village shop, School and two local public houses.

The property is set back from the road behind a mature hedge and accessed from the side with a block-paved driveway leading to the Detached GARAGE. There is a large gravelled side garden.

Enter into an impressive Reception hall with oak staircase leading up to an equally impressive Gallery landing. The ground floor has under-floor heating throughout and briefly includes; Living room with french doors to rear and a contemporary living-flame fireplace. A Breakfast Kitchen with quartz worktops and integral appliances. There is also a separate Dining room with windows to two aspects, and, the third versatile Bedroom/Family room/Office with a large modern En-suite Shower room. There is also a downstairs cloakroom and large cupboard. Upstairs the bright Gallery landing gives access to a modern fitted Bathroom and the Two double Bedrooms both with fitted bedroom furniture, window shutters and one with En-suite shower room.

The landscaped Gardens are a major feature of the property. Currently divided into several different lawned and seating areas with the use of topiary hedging and many mature garden shrubs, the garden is extremely private. A patio to immediate rear with dwarf wall and central steps leads up to the first circular lawn. Edged with small hedge a path winds round & leads through to a further shaped lawn beyond which lies a large stone terrace with balustrade and, the wishing well!





**Tax Band: F**

**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.

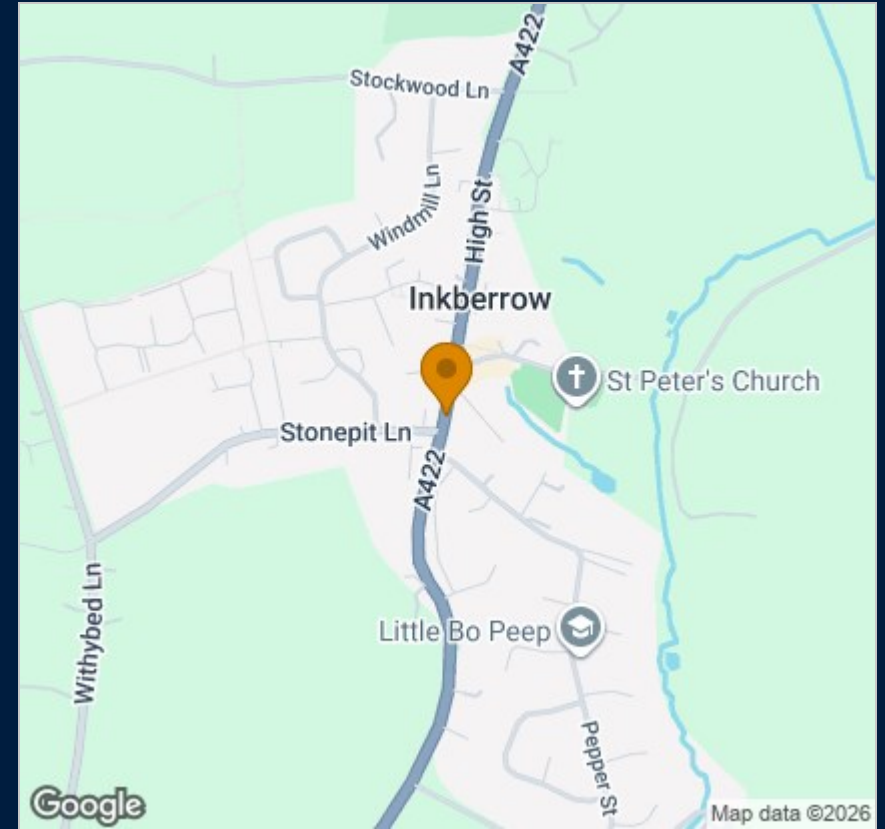
The village supports St Peter's Church, has a thriving Primary School, an excellent village shop, two local pubs, and a Village Hall and runs a tennis, bowls and football club.



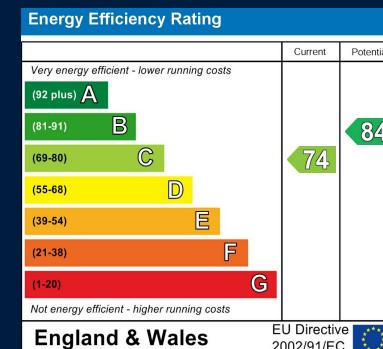
# Floor Plan



# Map



# Energy Performance



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.

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In line with 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.

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