



Ross Crescent, Inkberrow, WR7 4FG

Guide price £395,000



MODERN AND BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW, boasting spacious interiors and a meticulously maintained rear garden. Nestled in the highly desired village of Inkberrow, this property offers a blend of modernity and comfort. In brief the property comprises Hall, Kitchen Diner, Living Room, 2 Double Bedrooms and a study/potential 3rd bedroom, Family Bathroom, Parking for 4 vehicles, Garden and Shed. ****AVAILABLE WITH NO ONWARD CHAIN****



APPROACH

This attractive bungalow is approached via a block paved driveway, set off the road with parking for four vehicles. The fore garden provides a lush grassed area adding a refreshing green touch to the surroundings, and the established easily maintainable shrubs contribute to the overall appeal. A gated side access leads to the rear garden and a paved pathway leads you to the distinctive, modern, black front door.

HALL

Impressive elegant hallway welcomes you inside this beautiful property. Bright and airy with attractive wooden flooring with doors leading to various rooms including storage cupboard.

LIVING ROOM

Bright and spacious living room with a tranquil rear aspect, adorned with wooden flooring, boasting French doors leading to the garden with abundant natural light.

KITCHEN DINER

Leading off the hallway the modern and bright kitchen offers an array of base and wall units, integrated appliances, a further set of French doors leading to the rear garden and a rear aspect window overlooking the rear garden.

STUDY

A convenient study with side aspect window.

BEDROOM 1

Spacious master with built in wardrobes with large front aspect window.

BEDROOM 2

A further double bedroom with front aspect.

FAMILY BATHROOM

Sleek and contemporary fully tiled family bathroom, adorned with an elegant white suite comprising a bathtub, separate shower with sleek glass enclosure, W.C, and wash basin.

REAR GARDEN

The rear garden which has been meticulously maintained exudes charm, featuring a lush lawn, a tastefully paved

patio area, and carefully tended planted borders enclosed within fenced boundaries. Additionally, a convenient timber shed.

LOCATION

Ross Crescent enjoys prime location in the picturesque village Inkberrow. Inkberrow is highly regarded as one of Worcestershire's largest villages. Renowned for its idyllic setting, Inkberrow boasts village schools, a well-stocked village shop, a doctors surgery, and a quaint church. Strategically positioned between Worcester, Redditch, and Alcester, it provides convenient public transport connections to all three towns, making it ideal for comfortable village living amidst scenic surroundings. With convenient access to Stratford-upon-Avon and motorways leading to Birmingham via the M42 and M40, it blends the perfect blend of rural charm and connectivity.

Hall

Living Room 14'0" x 14'0" (4.29m x 4.27m)

Kitchen 13'11" x 11'9" (4.26m x 3.60m)

Study 5'10" x 7'7" (1.80m x 2.32m)

Bedroom 1 14'0" max x 11'9" (4.29m max x 3.60m)

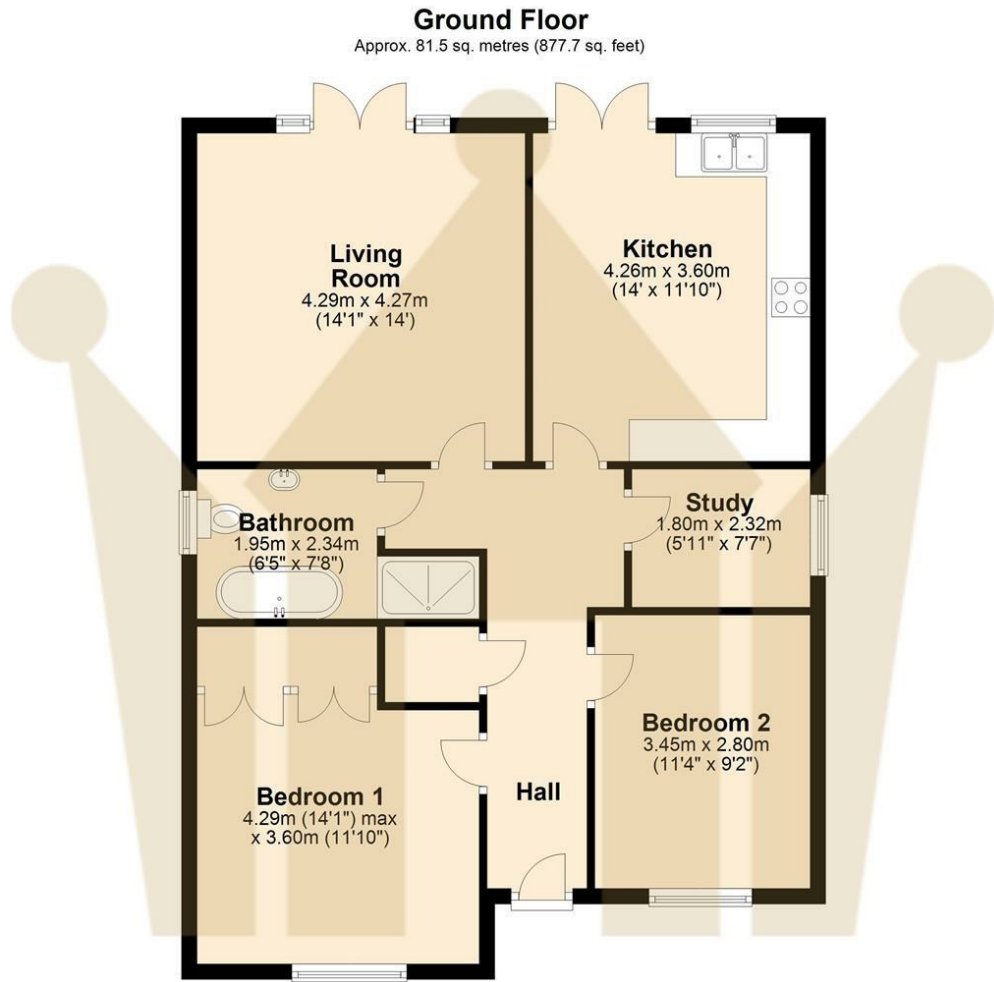
Bedroom 2 11'3" x 9'2" (3.45m x 2.80m)

Bathroom 6'4" x 7'8" (1.95m x 2.34m)

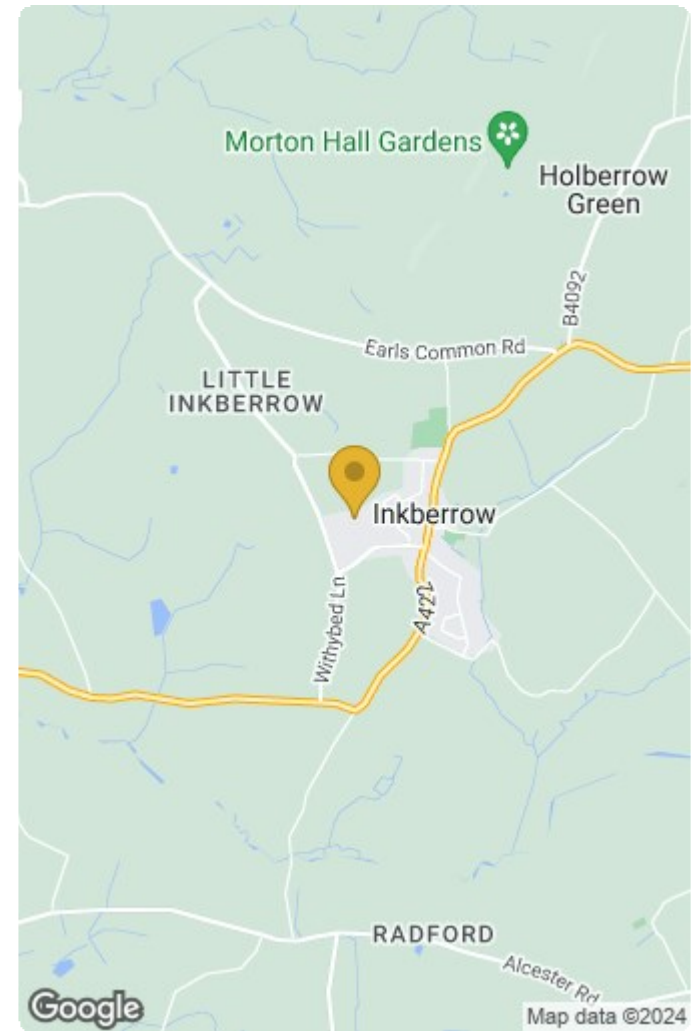





KING
HOMES



Total area: approx. 81.5 sq. metres (877.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	