



Ross Crescent, Inkberrow, WR7 4FG

£132,500



**\*\*\*50% SHARED OWNERSHIP PROPERTY\*\*\* 2 BEDROOM SEMI-DETACHED, GREAT OPPORTUNITY.** Nestled in the highly desired village of Inkberrow, this property offers a blend of modernity and comfort. In brief the property comprises Hall, Kitchen, Lounge/Diner, Downstairs W.C, 2 Double Bedrooms, Bathroom, Parking for 2 vehicles, Garden and Shed.

This stunning Semi-Detached property still has 2.5 years remaining on the NHBC warranty and has been meticulously maintained by its current owner. Excellent condition throughout.



This property is truly perfect for First Time Buyers, Young Professional or Families alike.

There are restrictions to purchase the property so please call the agent for details.

\*\*The remaining rent and service charge after the 50% share, is currently £356.02 per month and Building insurance is £66.29 per annum.

**Hall**

**Kitchen** 11'4" x 8'0" (3.46m x 2.45m)

**Lounge/Diner** 10'6" x 14'3" (3.21m x 4.36m)

**Downstairs W.C**

**Understairs cupboard**

**First Floor Landing**

**Bedroom 1** 8'11" x 14'3" max (2.73m x 4.36m max)

**Bedroom 2 with fitted wardrobes**  
9'3" max x 14'3" (2.82m max x 4.36m)

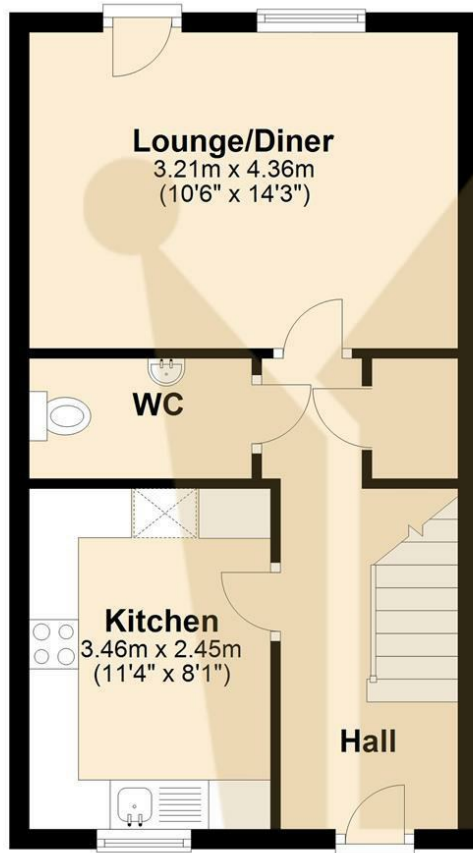
**Bathroom** 7'8" x 7'4" max (2.34m x 2.25m max)





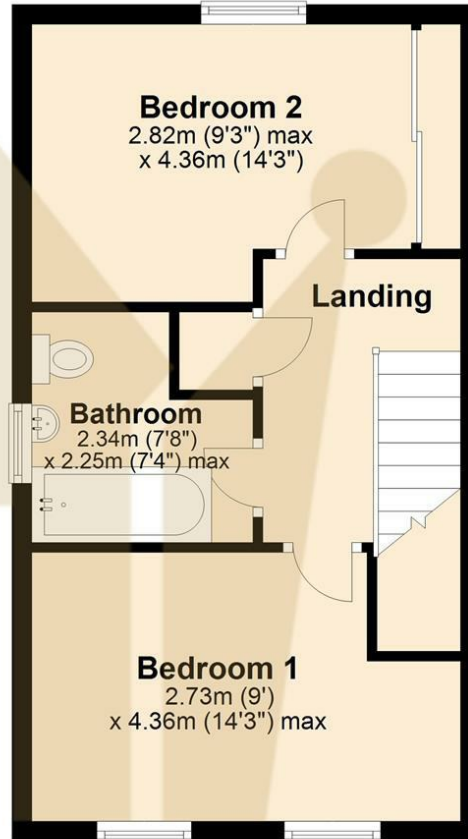
### Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)

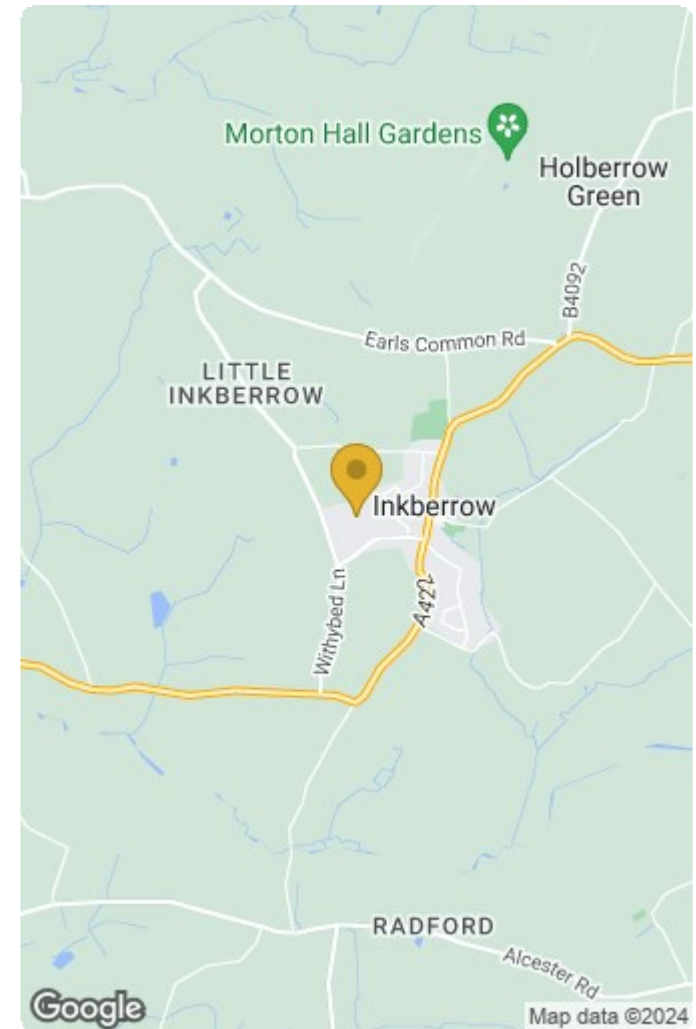


### First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very very efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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