



4 New Inn Lane
Shrawley, WR6 6TE

Andrew Grant

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Shrawley, Worcester, WR6 6TE

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A charming semi-detached dormer-style residence situated adjacent to picturesque countryside in the village of Shrawley.

Key features

- Immaculately presented home
- Delightful village location
- Adjoining fields at the rear
- New double-glazing
- Stylish kitchen
- Cloakroom
- Extensive rear garden
- Ample driveway parking
- Detached garage

Freehold / 1,224 sq ft





This semi-detached dormer-style residence offers an ideal blend of comfort and contemporary living, nestled in a serene location on a tranquil lane.

Benefitting from recent enhancements, the property boasts new double glazing throughout. Moreover, the boiler, a vital component for any home, is less than two years old, providing peace of mind for the discerning buyer.

On the ground floor, you will find two reception rooms, a contemporary-styled kitchen and a convenient cloakroom. Upstairs, there is a family bathroom and three bedrooms, including two spacious double rooms.

Outside, the property boasts ample driveway parking paired with a garage. The expansive lawned garden seamlessly merges with adjoining farmland at the rear.



Entrance

4 New Inn Lane is thoughtfully set back from the road, presenting a peaceful ambiance complemented by ample driveway parking suitable for multiple vehicles. Additionally, the detached single garage offers convenient storage options.

Upon entering, you are welcomed by a charming entrance hallway. Directly ahead, a staircase gracefully ascends to the first floor, while doors on either side introduce the reception rooms.

Reception Room

To the left, the expansive dual-aspect reception room impresses with its front-facing window that showcases picturesque views. Exposed beams on the ceiling infuse a touch of charm, complemented by the gentle glow of recessed spotlights. An elegant fireplace stands prominently as the centrepiece of this room.





Dining Room

On the opposite side of the hallway, another reception room awaits, currently designated as a formal dining room. Its front-facing window mirrors the captivating views, while overhead beams and recessed spotlights continue the theme of elegance.

Beyond both reception rooms, doors open to an inner hallway, seamlessly connecting to the meticulously designed kitchen and a practical cloakroom.



Kitchen

The kitchen, strategically located adjacent to the dining room, features contemporary wall and base units, enhanced by ample worktop space. The worktops incorporate a one and a half bowl sink with a drainer and a flexi-hose mixer tap. There is space for a slot-in cooker with an extractor hood above, under counter space for a dishwasher and space alongside the units for a freestanding fridge freezer. Recessed ceiling spotlights illuminate the room, while a rear-facing window floods the area with natural light, revealing panoramic views of the garden.

Enhancing accessibility, a door from the inner hallway provides direct access to the exterior, leading to the driveway, garage, garden and woodshed.





Cloakroom

Completing the ground floor is a thoughtfully designed cloakroom, featuring a low-level WC, washbasin and tastefully tiled walls.



Bedrooms

As you ascend the staircase, a welcoming landing unfolds, guiding you to two spacious double bedrooms, a delightful single bedroom and a well-equipped family bathroom.

Situated at the front of the residence, the first two bedrooms beckon. Bedroom one impresses with its ample size and is accentuated by dual-aspect windows, offering delightful views from both the side and rear, with one being a Velux window. The second bedroom offers a pleasant outlook over the front.

Nestled at the rear of the house, the third bedroom boasts panoramic views through its rear-facing window. This adaptable space serves ideally as a child's bedroom, a home office or an inviting guest suite.





Family Bathroom

Rounding off this floor is a family bathroom, featuring a low-level WC, washbasin and a bathtub complemented by a shower over. Elegant tiling graces the walls surrounding

the bathtub, while recessed ceiling spotlights light up the room. An obscure-glazed window further enhances the ambiance by infusing the space with natural light.



Gardens and Grounds

The property is graced by a large rear garden that gently slopes upwards, instilling a profound sense of tranquillity and seclusion. Beyond its confines, far-reaching farmland views unfold, bestowing a peaceful backdrop.

The garden features an extensive lawn, interspersed with flowerbeds. Adjacent to the property, a patio provides a perfect setting for alfresco dining and leisurely entertaining.



Services

Mains electricity, water and drainage. Oil tank.

Council Tax - Band C

Location

Situated in the tranquil village of Shrawley, 4 New Inn Lane is enveloped by neighbouring hamlets including Hillhampton, Astley, Hallow and Holt. This idyllic setting offers residents both peace and proximity, with easy accessibility to the vibrant town of Stourport-on-Severn and the Cathedral City of Worcester, renowned for their extensive amenities.

The village benefits from direct access to the B4196 road, seamlessly connecting to the A433 at the Holt Heath boundary, ensuring convenient travel routes for residents.

Families settling in this area will appreciate the array of educational opportunities available. Great Witley C of E provides exceptional primary education, while secondary school students are catered for by Chantry School in Martley.

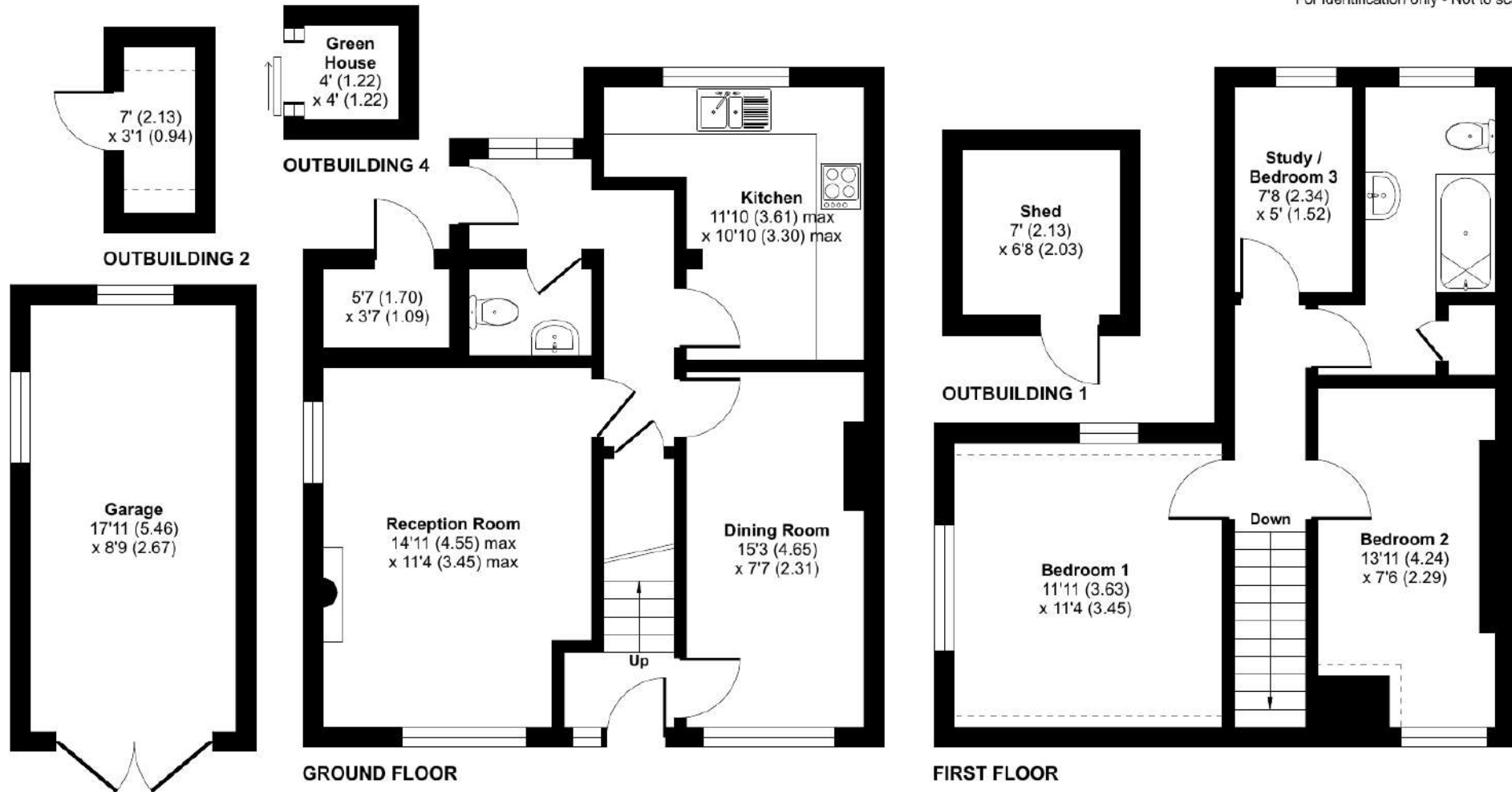
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Denotes restricted head height

New Inn Lane, Worcester, WR6

Approximate Area = 945 sq ft / 87.8 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 156 sq ft / 14.5 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1069533



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