



Applecross

Inkberrow, WR7 4ET

Andrew Grant

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Worcester Road, Inkberrow, WR7 4ET

4 Bedrooms 1 Bathroom 1 Reception Rooms

An impressive family home offering generous living space, modern comforts and a delightful garden in the heart of a sought-after village location.

- Spacious four-bedroom detached family home offering versatile living accommodation across both floors, ideal for growing families and modern lifestyles.
- Beautifully fitted kitchen with generous storage, high-quality worktops and a separate utility room, providing all the practical space you need for daily life.
- Bright and airy open-plan dining area seamlessly connected to the spacious living room, creating a fantastic space for family gatherings and entertaining guests.
- Private rear garden with a well-maintained lawn and mature planting, offering a secure and peaceful outdoor space for children to play and adults to unwind.
- Ample driveway providing convenient off-road parking for multiple vehicles, making it ideal for busy households and visiting family or friends.
- Desirable village location with excellent local amenities, reputable schools and superb transport links to nearby towns, cities and motorway networks.

1492 sq ft (138.5 sq m)





The kitchen

The kitchen is a true heart of the home with timeless cabinetry, ample worktop space and a modern range-style cooker. Dual windows fill the space with natural light and offer pleasant garden views while you cook or entertain. There's plenty of storage, integrated appliances and a practical layout that makes everyday family life a breeze.





The utility

A dedicated utility room provides additional storage, a sink and worktop space to keep laundry and household tasks tucked away from the main kitchen. With direct access to the garden and plumbing for appliances, this practical area is ideal for busy family life and helps keep the rest of the house organised and clutter-free.



The dining area

The open-plan dining area benefits from large windows that overlook the rear garden, creating an inviting space for family meals or dinner parties. Stylish lighting adds warmth and character, and the generous layout easily accommodates a full-size dining table with room to spare for sideboards or display cabinets.





The living room

The spacious living room is flooded with natural light from dual aspect windows, offering peaceful views of the surrounding greenery. There's ample room for comfortable seating and it flows seamlessly into the dining area, creating a sociable space perfect for relaxing or entertaining friends and family.





The hallway and study nook

The cleverly designed study nook makes excellent use of the space under the stairs, providing a dedicated spot for home working or study. With built-in desk space, shelving and sockets close to hand, it's a practical and peaceful area to stay focused without taking up an entire room.



The cloakroom

The convenient ground-floor cloakroom is fitted with a modern WC and useful storage. Its crisp finish and clever layout provide extra functionality for guests and everyday family life.





The primary bedroom

The primary bedroom is generously sized with space for a large bed and additional furniture. A large window frames lovely garden views and fills the room with light, while neutral tones create a calm and restful atmosphere.



Bedroom two

Bedroom two is another well-proportioned double room, ideal for children, guests or as a dedicated office space. The large window offers plenty of daylight and the neutral décor makes it easy to personalise to suit your needs.



Bedroom three

Currently arranged as a single, bedroom three offers flexibility for a child's room, guest bedroom or study. It enjoys natural light and a quiet aspect, making it an ideal retreat for work or rest.



Bedroom four

Bedroom four provides additional accommodation, perfectly suited for a nursery, home office or hobby room. Its cosy size makes it easy to maintain while still offering practical living space with a bright window view.



The family bathroom

The main bathroom is well-designed with a classic suite including a pedestal basin, toilet and separate shower cubicle. Fully tiled walls and a large window create a fresh, light-filled space perfect for relaxing after a busy day.





The garden

The rear garden is a true highlight, offering a private outdoor haven for children to play or adults to entertain. With a generous lawn, mature planting and plenty of space for seating or dining, it's the perfect setting for summer barbecues or quiet evenings enjoying the fresh air.



Worcester Road, Inkberrow, Worcester, WR7

Approximate Area = 1370 sq ft / 127.2 sq m

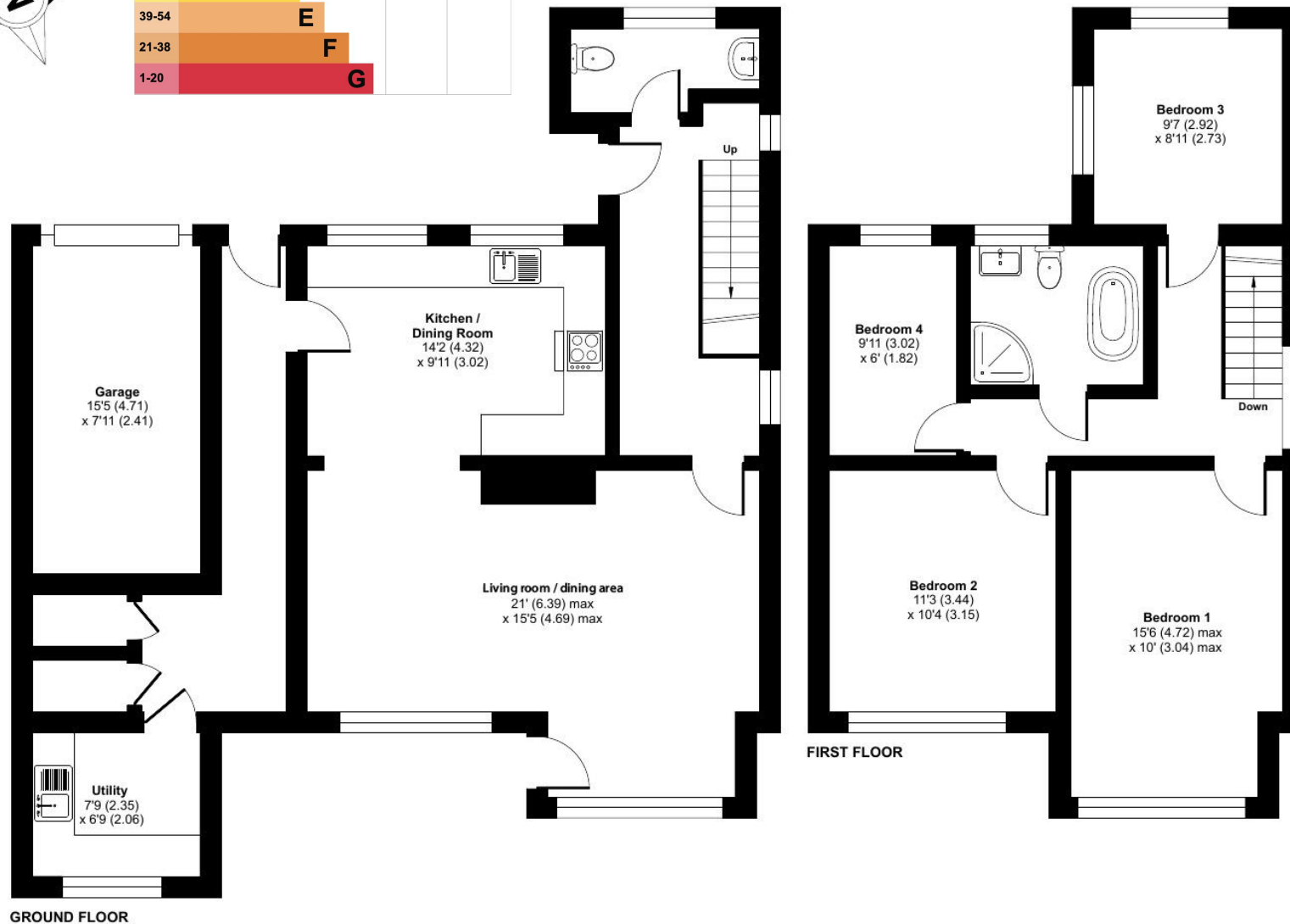
Garage = 122 sq ft / 11.3 sq m

Total = 1492 sq ft / 138.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Location

Inkberrow is a sought-after Worcestershire village celebrated for its community spirit and idyllic countryside setting. The village boasts local pubs, a shop and reputable schools while the surrounding area provides endless opportunities for scenic walks and outdoor pursuits.

Excellent road links put Worcester, Redditch and Evesham within easy reach, with convenient access to the M5 and M42 for commuters. Regular bus routes and nearby train stations add further flexibility for those travelling to Birmingham or beyond, making Inkberrow the perfect blend of rural charm and practical connectivity.

Services

TBC

Council Tax

This property is council tax **band E**





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