



6 Malt House Crescent

Inkberrow, WR7 4EF

Andrew Grant

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Inkberrow, WR7 4EF

3 Bedrooms 1 Bathroom 1 Reception Rooms

A link-detached three-bedroom family home with generous living space, private garden, garage and driveway, set in a popular village location and offering scope for renovation and personalisation.

- Link-detached three bedroom family home with well-balanced accommodation across two floors, presenting an opportunity for modernisation.
- Living and dining room with garden access plus separate kitchen and integral garage.
- Enclosed rear garden providing a practical outdoor space.
- Driveway parking alongside a garage and access through to the rear garden.
- Village location within Inkberrow offering amenities, schools and transport links.

This link detached home is set at the end of Malt House Crescent and offers a well balanced layout suited to family living. A hallway leads through to a living and dining room with direct access to the rear garden creating a clear connection between indoor and outdoor space. A separate kitchen is positioned to the rear and is accessed from both the hall and an internal side passage while the adjoining garage provides useful storage and further flexibility. The first floor offers three bedrooms served by a family bathroom creating practical accommodation. Brand new electrics and a new boiler provide reassurance while the property also presents clear scope for improvement, allowing a buyer to update and enhance the space to suit their own requirements. Situated within the village of Inkberrow the home is well placed for local amenities schools and transport connections.

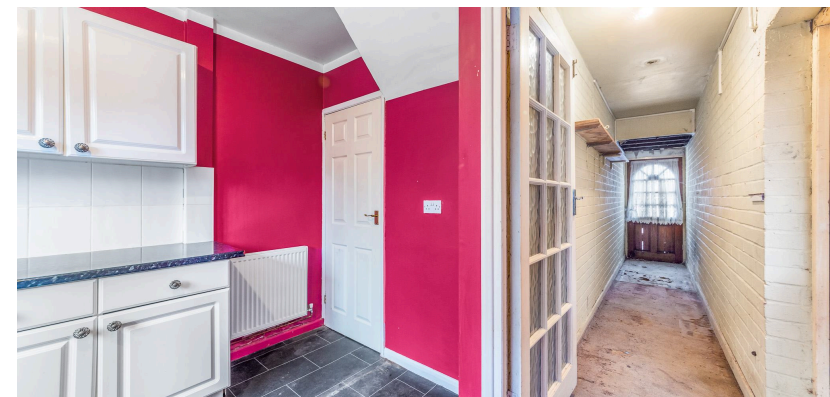
1165 sq ft (108.2 sq m)





The kitchen

The kitchen is positioned to the rear of the property and is arranged for practical everyday use, offering scope for updating. Work surfaces and storage are laid out to support cooking and preparation, with natural light provided by a large window. Direct access from the hallway ensures convenience, while the adjoining side access adds further day-to-day flexibility.





The living and dining room

The living and dining room offers flexibility for everyday living and entertaining. Natural light is drawn in from both aspects while doors open directly to the rear garden creating a strong connection outdoors. The layout allows clear distinction between seating and dining areas while retaining a comfortable sense of flow.





The entrance hall

The entrance hall offers a practical introduction to the home, providing access to the living and dining room, kitchen and staircase. It allows straightforward movement throughout the ground floor and supports an efficient layout that works well for everyday living.



The primary bedroom

The primary bedroom is positioned on the first floor and offers scope for a comfortable and restful setting. A well placed window allows natural light to fill the room while the layout supports everyday living with ease. Its position within the home provides a sense of privacy while remaining conveniently close to the family bathroom.





The second bedroom

The second bedroom offers a versatile layout, ideal for those looking to refresh and personalise. Its proportions make it suitable as a bedroom or alternative accommodation such as a study or guest room.





The third bedroom

The third bedroom provides a useful additional room that supports a variety of requirements. Its arrangement allows for straightforward use and adapts well to changing needs. This space works effectively as a bedroom or study, offering practical flexibility within the overall layout.





The bathroom

Located on the first floor, the bathroom serves all bedrooms and presents an opportunity for modernisation. The layout includes a bath with shower over, wash basin and WC, with a window providing natural light and ventilation.





The garden

The rear garden provides a private and enclosed setting suited to outdoor enjoyment. A lawn is framed by established boundaries creating a pleasant outlook, while paved seating areas sit close to the house and suit dining and entertaining. The layout remains practical and manageable with a covered side area linking the house to the garage and storage, offering sheltered access and added versatility.



The driveway and parking

The driveway provides convenient off road parking and leads directly to the adjoining garage, offering secure storage and further flexibility. The garage connects neatly with the house enhancing everyday practicality and potential for alternative use subject to requirements.

Location

Inkberrow is a highly regarded Worcestershire village that offers a strong sense of community alongside everyday convenience. The village provides a range of local amenities including a village shop, public houses, café and well regarded schooling, making it particularly appealing to families and those seeking a balanced lifestyle. A popular primary school and easy access to secondary education reinforce its long term appeal.

Surrounded by attractive countryside, Inkberrow is ideal for those who enjoy outdoor pursuits, with numerous walking routes and green spaces close by. Despite its rural setting, the village is well connected, offering straightforward access to nearby towns such as Redditch, Worcester and Alcester, all of which provide a wider range of shopping, leisure and employment opportunities. Road links connect efficiently to the A46, A435 and M5, supporting commuting across the region.

The area benefits from a welcoming village atmosphere with regular local events and clubs that encourage social connection. Historic charm blends comfortably with modern living, giving Inkberrow a character that continues to attract buyers looking for a village setting without isolation. Public transport links are available, providing additional flexibility for travel to surrounding areas.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band D.



House Crescent

Approximate Gross Internal Area

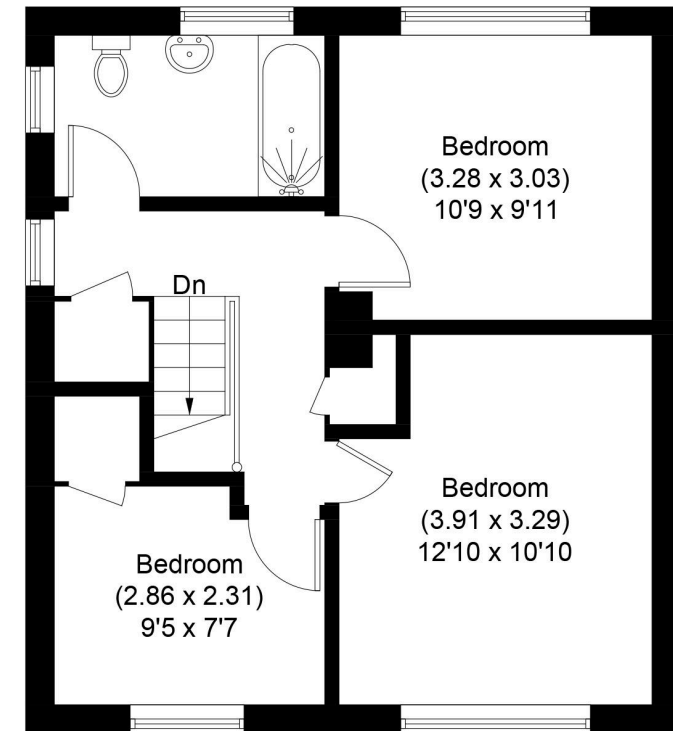
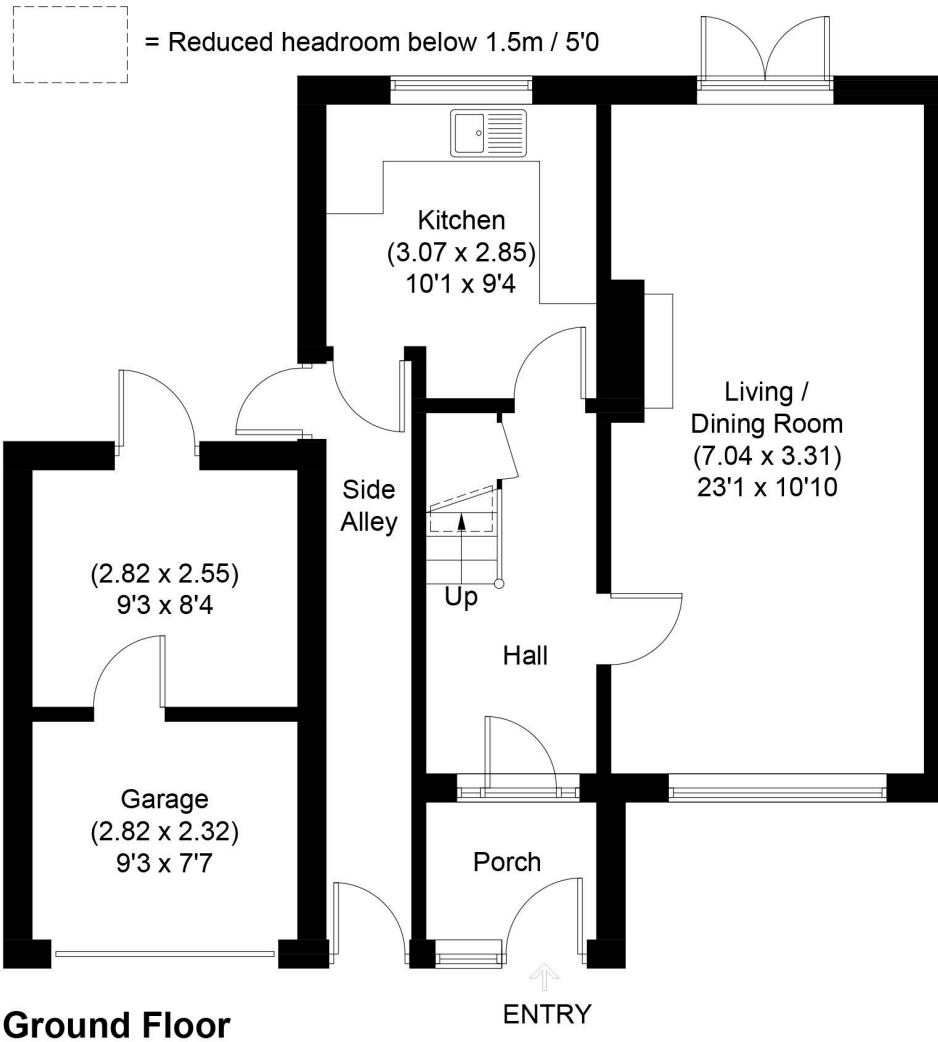
Ground Floor = 49.8 sq m / 536 sq ft

(Including Side Alley)

First Floor = 44.4 sq m / 478 sq ft

Garage / Outbuilding = 14.0 sq m / 151 sq ft

Total = 108.2 sq m / 1165 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com