

## BERROW HOUSE WITHYBED LANE INKBERROW



A pleasantly tucked away detached family home offering versatile accommodation and offering huge potential for extension (subject to the usual consents). Set in delightful grounds, boasting extensive driveway parking and located on the outskirts of a highly sought after Worcestershire village with public houses, school, village shop and numerous footpaths and bridleways. The accommodation comprises: Reception hallway, living room with patio doors, dining room, breakfast kitchen, study/bedroom four, downstairs shower room, rear hall, three double bedrooms and shower room. Extensive driveway, double garage, delightful private rear garden, generous area to side, parking area, and additional garden area with heated swimming pool. EPC – D.

**£650,000**

# Berrow House, Withybed Lane, Inkberrow, Worcestershire, WR7 4JJ

**Living Room**



**Kitchen/Dining/Breakfast Area**



**Dining Room**





**Study/Bedroom Four**



**Bedroom Two**



**Downstairs Shower Room**



**Bedroom Three**



**Bedroom One**



**Shower Room**





Rear Garden



Heated Swimming Pool



Drone Image



Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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