



Elmdene
Worcester Road
Inkberrow
WR7 4ET

Offers Over £850,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Tucked away in the heart of the ever-popular village of Inkberrow, this beautiful Edwardian detached home sits within just over half an acre of private, gated grounds. With its wrap-around, professionally designed mature garden and generous living space of over 2,300 sq ft, it's a home that offers both character and flexibility in equal measure. The property also benefits from solar panels installed on the roof, helping to improve energy efficiency.

Inside, the layout is ideal for family life and would also lend itself well to multi-generational living. The kitchen/dining room is a real hub of the home, perfect for everyday living as well as entertaining, while the separate living room, dining room and cosy family room provide plenty of space to spread out. There's also a study for those working from home, along with a utility room, cloakroom/WC, and a light-filled conservatory that looks out over the garden.

Upstairs, you'll find four well-proportioned bedrooms. The main bedroom is particularly spacious and benefits from a Jack and Jill bathroom, while the remaining bedrooms each enjoy their own en suite shower rooms.

The gardens are a standout feature, having been thoughtfully and professionally designed to create a beautiful and private outdoor setting. A decked seating area is perfect for summer evenings, and there's also a brick-built detached garage, log store, and a large driveway providing ample parking.

Inkberrow is a thriving community having a highly rated Primary School, two pubs and easy access to Worcester, Stratford and some stunning countryside. A lovely home in a great setting, with space to grow into and enjoy for years to come.



Reception Hall

14'4" x 6'7" (4.39m x 2.02m)

Formal Dining Room

16'1" x 12'5" (4.91m x 3.79m)

Lounge

14'4" x 11'11" (4.39m x 3.65m)

Conservatory**WC****Sitting Room**

11'5" x 13'10" (3.48m x 4.22m)

Hallway

10'11" x 7'10" (3.34m x 2.40m)

Study

10'11" x 8'4" (3.34m x 2.56m)

Kitchen/Dining Room

12'8" x 27'5" (3.87m x 8.36m)

Utility Room

8'8" x 3'11" (2.65m x 1.20m)

First Floor**Landing**

16'0" x 6'7" (4.89m x 2.02m)

Bedroom One

14'9" x 13'10" (4.51m x 4.24m)

Jack and Jill Bathroom

6'4" x 11'11" (1.95m x 3.64m)

Bedroom Four**Bedroom Two**

10'10" x 12'9" (3.32m x 3.91m)

En-suite Shower Room

7'0" x 3'8" (2.15m x 1.14m)

Bedroom Three

10'3" x 12'5" (3.14m x 3.80m)

En-Suite Shower Room

5'5" x 9'4" (1.67m x 2.86m)

Outside**Garage**

17'11" x 12'0" (5.47m x 3.68m)

Log Store

9'8" x 12'0" (2.96m x 3.68m)

WC**Additional Information**

Services:

Mains gas, electricity, water and drainage are connected to the property. There are also solar panels on the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 900 Mbps and highest available upload speed 900 Mbps. For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor and in-home

O2 - Variable outdoor

Three - Good outdoor and in-home

Vodafone - Variable outdoor

Council Tax:

Wychavon District Council - Band G

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

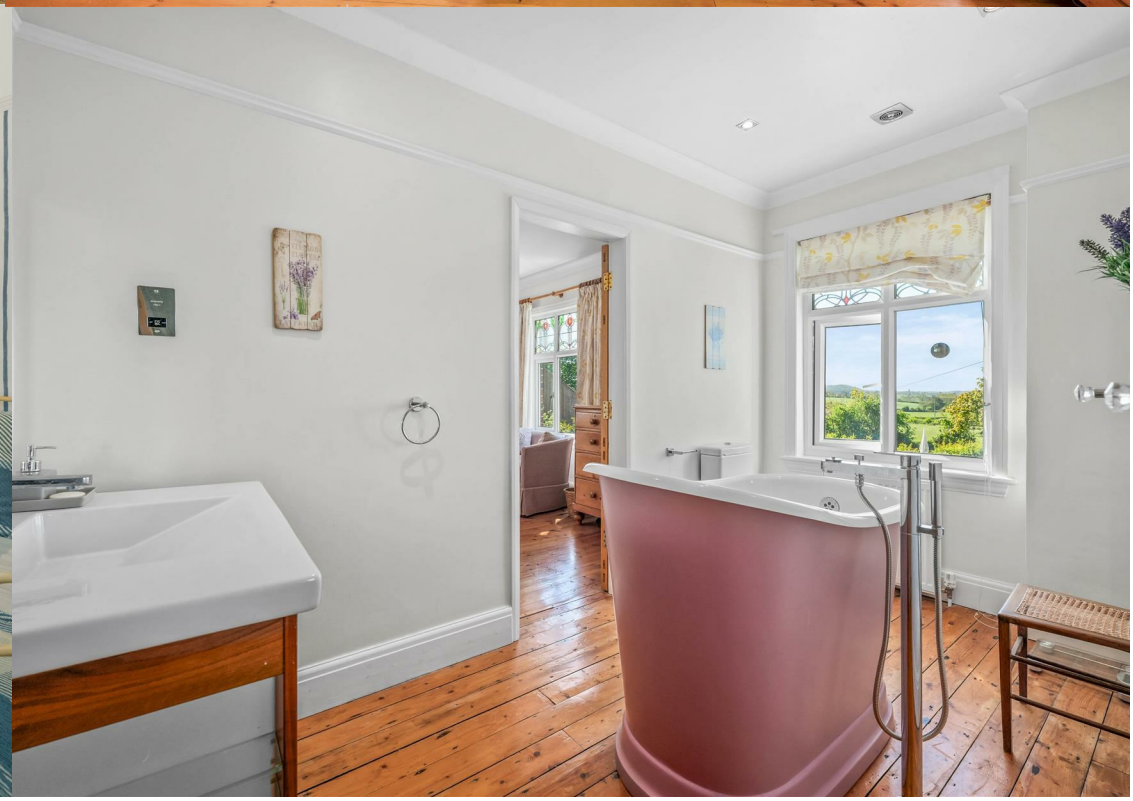
Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

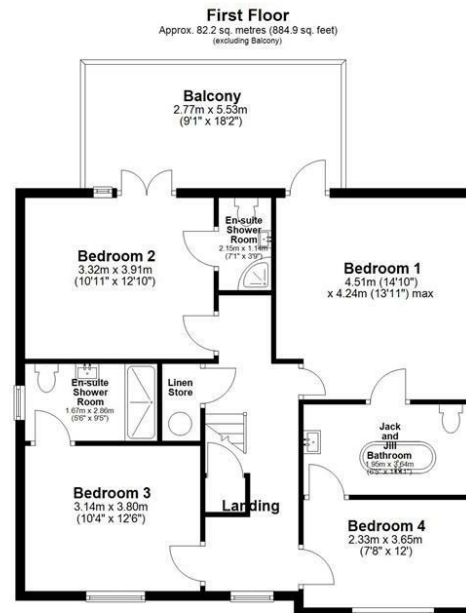
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.







Total area: approx. 216.7 sq. metres (2332.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	84
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(-14-38) E		
(-37-38) F		
(-45-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

