

AP MORGAN



Churchway Piece, Inkberrow, Worcester
Offers in excess of £290,000

Features:

- A deceptively spacious mid-terraced family home
- Three double bedrooms and office
- Open-plan lounge/dining room
- Modern fitted kitchen
- Family bathroom and downstairs WC
- Landscaped rear garden
- Garage and driveway

Description:

A deceptively spacious mid-terraced family home, offering three bedrooms, an open-plan living space and off-road parking. This property is well situated in the sought after village location of Inkberrow.

To the front of the property is a driveway, providing off-road parking for multiple vehicles, along with forward access to the garage and front door.

The ground floor accommodation briefly comprises; a welcoming porch, with access to a guest WC, the sizeable open-plan lounge/dining room, with stairs rising to the first-floor landing, a feature fireplace and French door access to the rear garden. The ground floor is complete with the modern fitted kitchen, with space for freestanding appliances and access to a covered walkway, which leads to the rear garden and garage.

The first-floor landing establishes; three well-proportioned double bedrooms, a smaller room suitable for use as an office/study and the family bathroom, providing a bath, a separate walk-in shower, WC and washbasin.

To the rear of the property is a landscaped garden, with an initial patio, perfect for garden furniture and entertaining, a generous lawn, with mature shrubbery borders and a lovely shed/greenhouse.

Situated in the village of Inkberrow, this property is well positioned for an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus stations. Inkberrow is one of the largest villages in Worcestershire, occupying an ideal rural location between Worcester (12 miles), Redditch (8 miles) and Alcester (6 miles), with public transport links to all towns.



Details:

Porch

WC 5'4" x 3'4" (1.63m x 1.02m)

Lounge/Dining Room 24'10" x 11'3" (7.57m x 3.43m)

Kitchen 14'3" x 7' (4.34m x 2.13m)

Garage 15'10" x 10'5" (4.83m x 3.18m)

Landing

Bedroom 1 10'5" x 11'2" (3.18m x 3.4m)

Bedroom 2 10'11" x 10'5" (3.33m x 3.18m)

Bedroom 3 14'10" x 8'2" (4.52m x 2.5m)

Office 10'5" x 4'7" (3.18m x 1.4m)

Bathroom 10'5" x 5'6" (3.18m x 1.68m)



EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

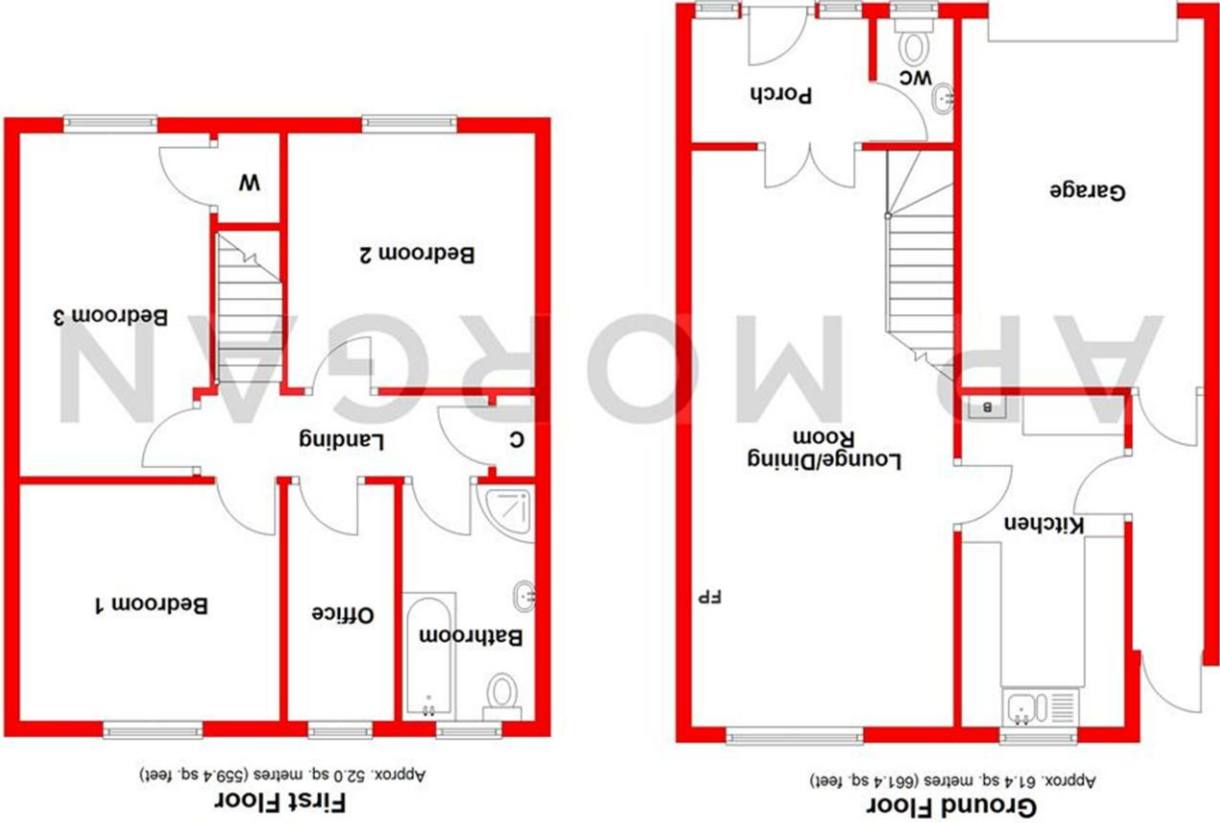
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.