

Rock Hill

WORCESTER

£500,000



Four Bedroom Detached Property

Features

- FOUR BEDROOMS
- TWO EN-SUITES
- BREAKFAST KITCHEN
- LOUNGE/DINER
- SNUG
- SEPARATE UTILITY
- GUEST WC
- FRONT AND REAR GARDENS
- OFF ROAD PARKING AND GARAGE

Description.

A beautifully presented four bedroom detached property, superbly positioned in a quiet cul-de-sac location. The accommodation offers a wealth of versatile living space, ideal for a growing family.

This property really is a must view, the versatility of the space available is unique. The fully-alarmed accommodation, which benefits from being gas centrally heated, briefly comprises:- A bright and spacious through lounge with feature fire place and multi fuel burner inset, built in shelving, space for a table and chairs for more formal dining and also benefiting from access to the rear garden. The breakfast kitchen has fitted units, space for free standing appliances and access to the separate utility. The ground floor also benefits from a third reception room/snug and guest WC. A rising staircase leads to the first floor with master bedroom, en-suite and built in wardrobes, bedroom two with en-suite, bedroom three with fitted wardrobes while bedroom four also has the benefit of built in storage. Completing the first floor is a separate office/work space and the main family bathroom with bath, sink, WC and separate shower enclosure.

The front aspect of the property is approached by mature trees and a neatly maintained lawn with a tarmac drive providing space for several vehicles to off road park. The main entrance to both the residence and the garage are covered protecting from the elements. The rear garden enjoys a South-facing aspect and offers a large paved patio perfect for dining or entertaining, a neatly maintained lawn with fenced boundaries a timber framed shed.

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. The landscape is ideal for walking, cycling, rambling, or horse-riding. In addition, Inkberrow is a well-equipped village with local shop, post office, public houses, school, doctors surgery, outstanding sports facilities and a village church.

Room Dimensions:

Porch

Hall

Downstairs WC

Lounge: 21' 7" x 14' 2" (6.60m x 4.32m) max

Dining Room: 10' 5" x 7' 11" (3.18m x 2.43m)

Breakfast Kitchen: 18' 6" x 12' 5" (5.65m x 3.80m) max

Snug: 15' 1" x 7' 8" (4.60m x 2.35m)

Utility Room:

Garage: 20' 11" x 8' 8" (6.40m x 2.65m)

Stairs To First Floor Landing

Master Bedroom: 13' 11" x 10' 0" (4.25m x 3.05m)

En Suite: 7' 7" x 6' 0" (2.32m x 1.85m)

Bedroom Two: 10' 11" x 9' 6" (3.35m x 2.90m)

En Suite: 5' 8" x 5' 2" (1.75m x 1.60m)

Bedroom Three: 14' 1" x 7' 6" (4.30m x 2.30m)

Bedroom Four: 10' 7" x 8' 0" (3.23m x 2.45m) max

Office: 7' 8" x 5' 6" (2.35m x 1.68m)

Bathroom: 8' 4" x 8' 2" (2.55m x 2.50m) max



Rock Hill, Inkberrow

Ground Floor



Total Area Approx:
171 sq metres (1841 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.

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EPC: C

COUNCIL TAX BAND: D

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 540 654

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