




HARTS
AGENTS FOR FINE HOMES

**'Hillside' Withybed Lane, Inkberrow
WR7 4JL**

**Offers over
£600,000**



'Hillside' is a four bedroom family home which sits handsomely in an elevated position in sought after Withybed Lane, right on the edge of the popular village of Inkberrow. The property offers lots of scope to extend and enhance by the new owners.

Built in the 1920's with later additions, this well-proportioned home has an abundance of accommodation especially on the ground floor which makes this an ideal purchase for a growing family that needs lots of separate space, and with scope to enlarge the first floor by extending towards the back of the property (SSTC) to incorporate additional bedrooms and en suites. Not only is the house a fabulous size, the outside space is a larger than average plot, with lovely countryside views, and very much a blank canvass for the new custodians to put their own mark on the external areas.

Harts recommend an early viewing at Hillside to fully appreciate what this lovely home has to offer.

APPROACH The property is approached through a gated, spacious driveway offering parking for several vehicles, a pretty lawned area with mature shrubs and trees and fenced boundaries.

HALLWAY An enclosed porch gives access to a welcoming hallway with stairs rising to the first floor, understairs cupboard and doors radiating off to the ground floor accommodation.

LIVING/FAMILY ROOM A super-size triple aspect living / family room which runs from the front of the property to the rear with windows and French doors to three sides allowing lots of natural light to flood into the room. A focal point of the room is a feature fireplace with real open fire with ornate wooden surround and tiled hearth.

COUNTRY STYLE BREAKFAST KITCHEN A well-proportioned country kitchen fitted with a range of cream fronted eye and base level units and drawers, sink and drainer, space and plumbing for washing machine and dishwasher and cream range style oven with extractor above. The kitchen has space for a breakfast table and chairs for more informal dining. Window to front elevation.

DINING ROOM With window to front elevation overlooking the driveway, this characterful dining room has a large multifuel stove with inset wooden mantle over and tiled hearth, lovely exposed timbers and exposed brick shelving displays and a feature internal window.





UTILITY/BOOT ROOM A larger than average Utility Room sits at the rear of the property which is ideal for the larger white goods. Fitted with storage and period style Belfast sink, boiler cupboard and useful larder/pantry store. Window to rear elevation overlooking the rear garden. An ideal area to store outdoor clothing, slip off muddy boots and wash down pets after a long country walk

GARDENER'S WC With low flush WC and hand basin and window to side elevation.

SNUG/PLAYROOM/HOME OFFICE A great addition to the downstairs accommodation is this tucked away triple aspect room, perfect for a hideaway snug/working office or even a playroom.

ON THE FIRST FLOOR

MAIN BEDROOM A dual aspect bedroom so bright and airy, with built in wardrobes and windows to front and rear elevation. A door leads you through to what is currently eaves storage but there is potential to incorporate an en suite STPP.

BEDROOM Windows to side and rear elevation, built in shower cubicle and hand basin.

BEDROOM Window to front elevation.

BEDROOM Windows to front elevation and built in wardrobes to one end.



FAMILY BATHROOM Fitted with a white suite comprising, low flush WC, panelled bath with electric shower over, hand basin, useful built-in linen store.

REAR GARDEN Being mainly laid to lawn with lovely countryside views to the rear and a paved terrace allows space for outside dining and entertaining. The rear garden has lots of potential to landscape and modernise to the new owners taste.

LOCATION Inkberrow is a sought-after Worcestershire village that offers excellent amenities including great public houses, parish church, doctors, village shop, schooling, post office, and an array of sporting clubs/facilities nearby, to name but a few. The village is ideally placed for commuters as the M5, M40 and M42 are all very accessible. For those who prefer to travel by rail, there are regular trains from Worcester and Warwick Parkway to London and Birmingham alike. There are regular bus services to Worcester, Redditch and the surrounding villages. Surrounded by rolling countryside, there are endless public footpath walks and bridleways so exploring this part of beautiful Worcestershire is pretty amazing.

Worcester 12 miles, Cheltenham 30 miles, Birmingham 23 miles, Stratford upon Avon 14 miles (all approximate).



ADDITIONAL INFORMATION TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is oil heating at this property.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



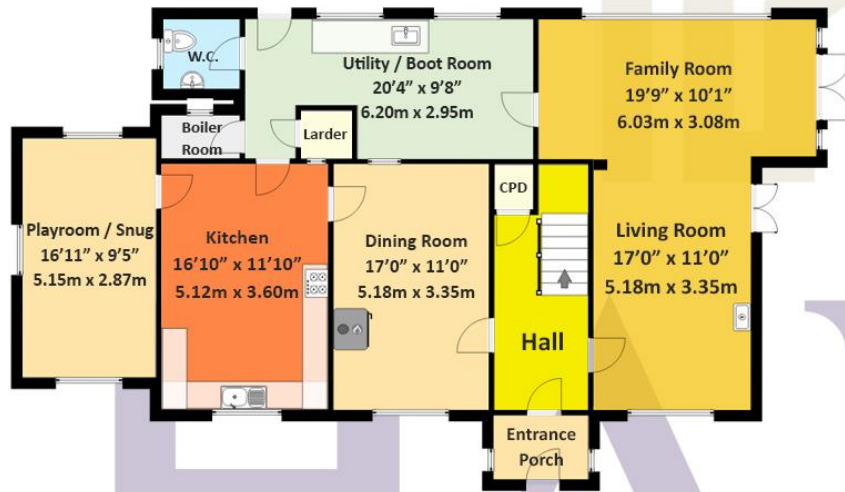




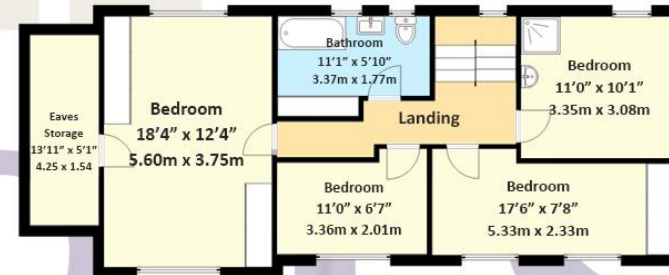
Total Internal Accommodation 193.43 square metres / 2,082 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor



First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

