



Gerard Road ,
Alcester, B49 6QQ

Jeremy
McGinn & Co 

Offers In The Region Of £425,000

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In need of complete Updating and Modernisation, and offered For Sale with No Upward Chain, a great opportunity to acquire an Extended and Detached large family home on the edge of Alcester, close to the many excellent facilities of the town and within easy walking distance of the sought-after local Schools.

The property offers extensive accommodation, mainly double glazed with gas central heating, and includes a porch and reception hall, large living room with picture window to front, log burner and double doors opening to the equally large dining/family room with sliding doors to the garden. A door leads into the breakfast kitchen with access to a covered side passage having front and rear access and door into the extended garage and workshop. There is also a downstairs wc.

Upstairs, a spacious landing leads to the four excellent bedrooms, a bathroom with separate wc.

The large Rear Garden is in need of rejuvenation, having previously been landscaped into three levels to include flower borders and lawned areas. To the far right hand corner, stands a spectacular oak tree, older than the property itself, framing the beautiful outlook to playing fields with open country views beyond.

The front garden is also of a good size, mainly laid to lawn enclosed with mature borders and a shaped driveway providing parking for three vehicles.





Tax Band: E

Council: Stratford

Tenure: Freehold

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

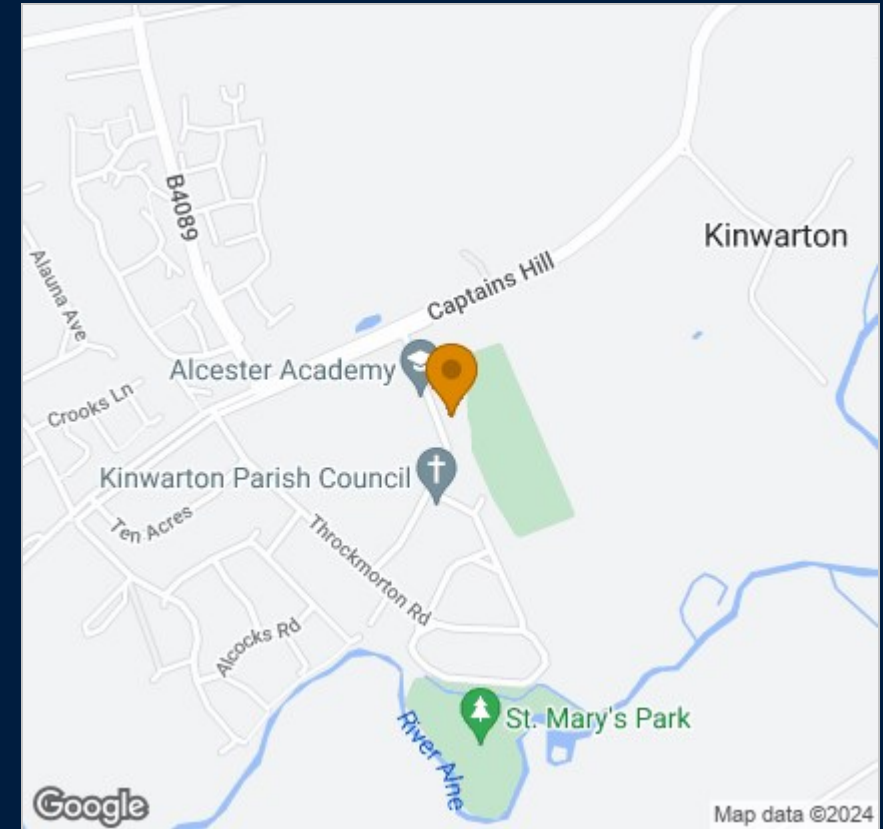
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



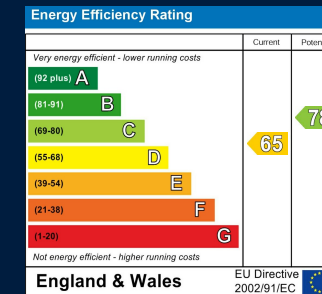
Floor Plan



Map



Energy Performance



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