



**Hadrians Walk ,**  
Alcester, B49 5HD

Jeremy  
McGinn & Co

# Offers In The Region Of £325,000



Having a desirable position backing onto Open Farmland at the rear combined with a Westerly aspect, perfect for enjoying the afternoon sunshine, a Semi-Detached family home in need of Updating and Modernisation but, situated on a large plot offering huge potential to extend/improve in various ways (subject to pp).

The property comes with a beautiful large Garden which, although needs some attention at this time, has been well-loved over the years and is filled with many garden shrubs and flowering seasonal plants. Internally, the accommodation which benefits from uPVC double glazing and a 4 year old boiler, includes; a Porch, Reception hall, Living room with picture window to front and access through to a Dining room with sliding doors to garden and an internal door into the fitted Kitchen.

Upstairs there are Three good size Bedrooms, two doubles and a generous single, along with a Bathroom with white suite. Bedroom two has a great outlook over the garden and the views beyond.

The property has an adjoining Garage with up and over doors to both front and rear, the rear opening to a brick built Car Port.

To the front, a Driveway provides parking for 2/3 vehicles with a lawned Garden to the side.

Offered For Sale with NO UPWARD CHAIN.





**Tax Band: C**

**Council:** Stratford

**Tenure:** Freehold



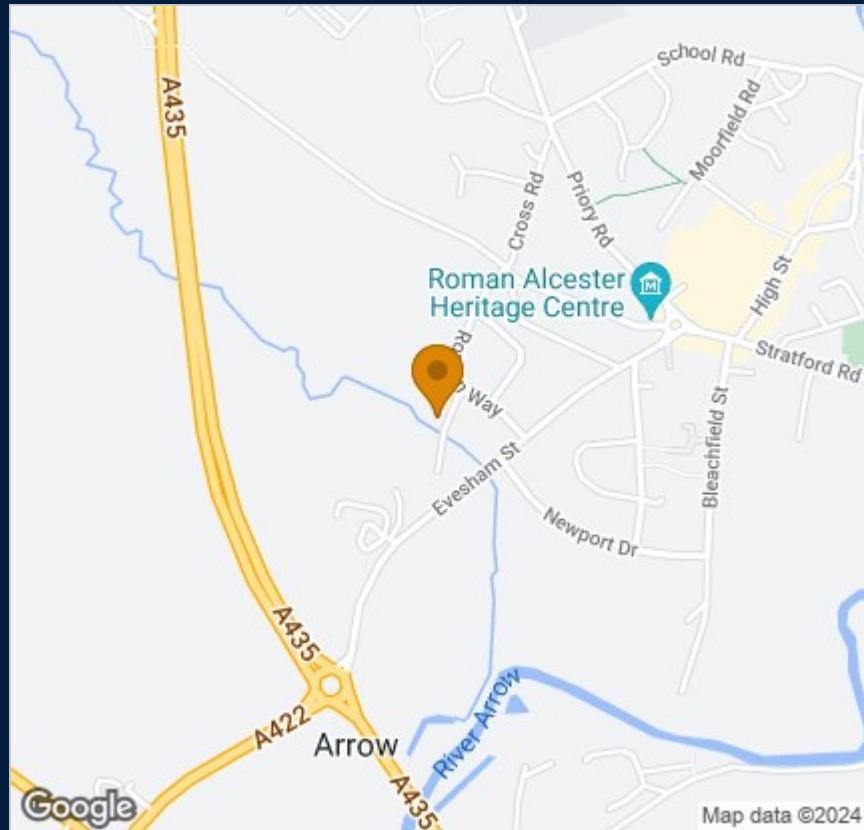
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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

| 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                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Jeremy  
McGinn & Co

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.