



**Smiths Way ,**  
Alcester, B49 6BL

Jeremy  
McGinn & Co 



# Offers In The Region Of £135,000



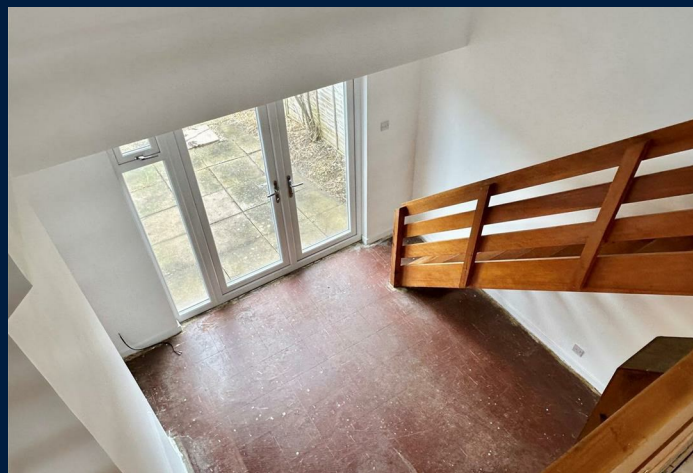
A great opportunity to acquire a freehold One-bedroom, Mid-Terrace house, built in the 80s to a 'super warm construction' standard, with its own Driveway and Garden, available For Sale with NO UPWARD CHAIN.

The internal accommodation has been upgraded to include uPVC double glazing and a Worcester combi-boiler both fitted approximately 18 months ago.

Enter into the Hall with large cupboard and access to a Shower room with modern white suite. From the hall a door opens to the Open-Plan fitted Kitchen and Living area with french doors opening to and overlooking the Garden. From the living area a solid timber staircase rises to the spacious, Mezzanine Double Bedroom with wooden railings overlooking the living area.

The garden is currently in need of some attention but will provide good outdoor space in the better weather.

To the front the Driveway provides parking for two vehicles.







**Tax Band: A**

**Council: Stratford**

**Tenure: Freehold**

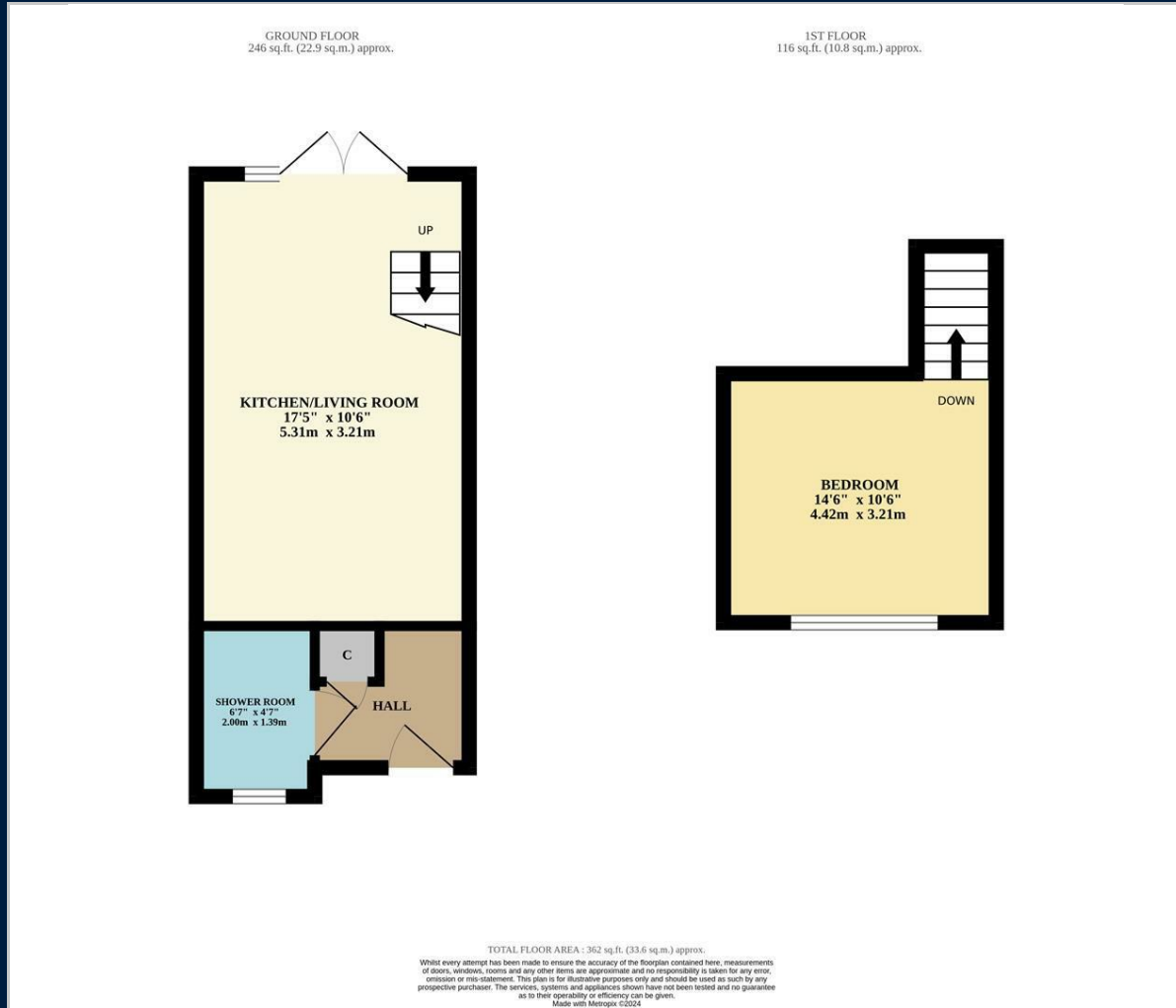


Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

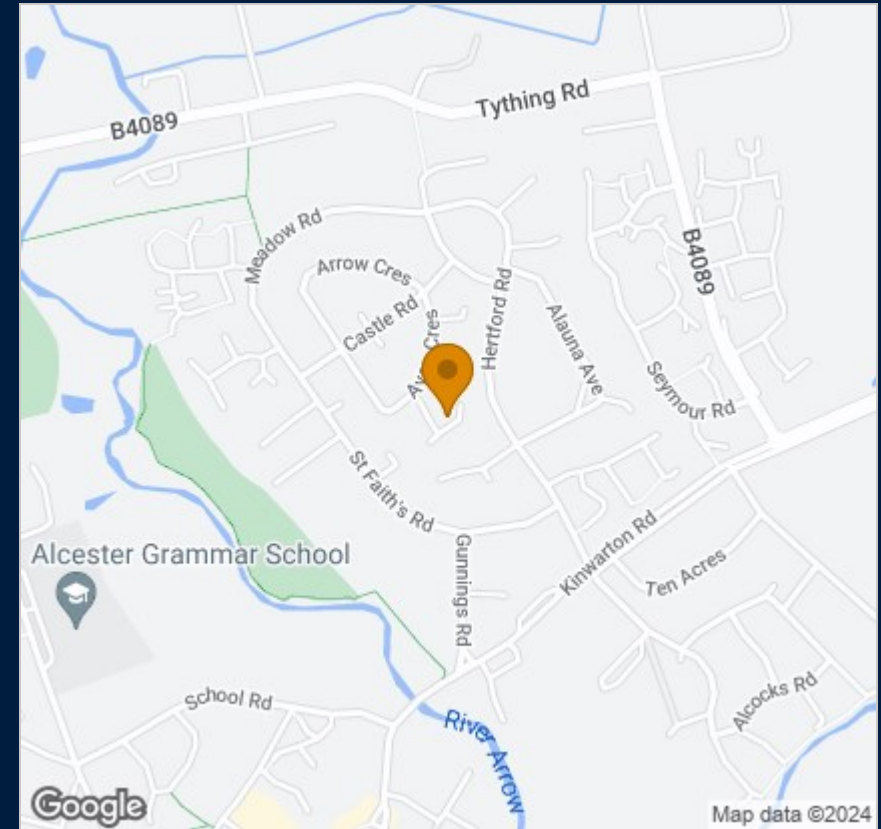
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



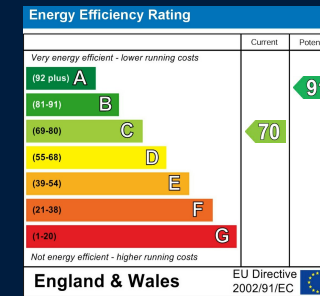
# Floor Plan



# Map



# Energy Performance



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