



**Springfield Road ,**  
Alcester, B49 6BN

Jeremy  
McGinn & Co 

# Offers In The Region Of £235,000



Situated in a small cul-de-sac in a good location within easy walking distance of Alcester High Street and several of the local schools along with the excellent amenities of the town itself, a very well presented Mid-Terrace property with parking for two vehicles to the rear.

The property may require some Modernisation but is available with NO UPWARD CHAIN and has been prepared for sale with the addition of new kitchen and bathroom flooring, and new carpets on the first floor. There is also upvc double glazing and gas central heating.

The accommodation includes a good size Living room with oak effect flooring, a fitted kitchen with some appliances, a landing and TWO Double Bedrooms and a modern Bathroom.

There is a lawned garden to the front with pedestrian path to the property and to the rear, a good size tidy Garden, mainly lawned with two paved seating areas and fully fenced with a gate leading to the parking area.

This property would make an ideal first time home or investment property.





**Tax Band: B**

**Council: Stratford**

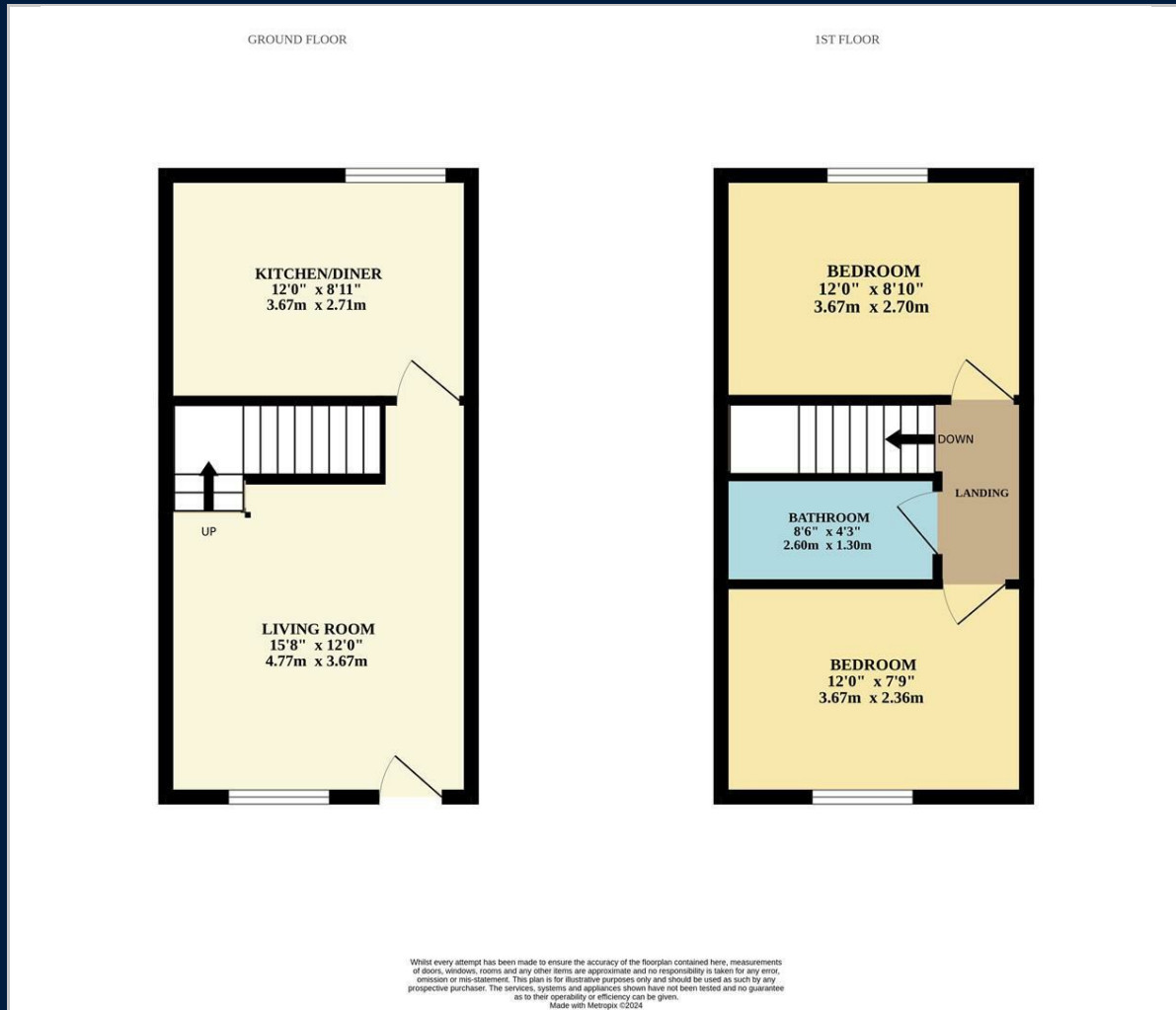
**Tenure: Freehold**



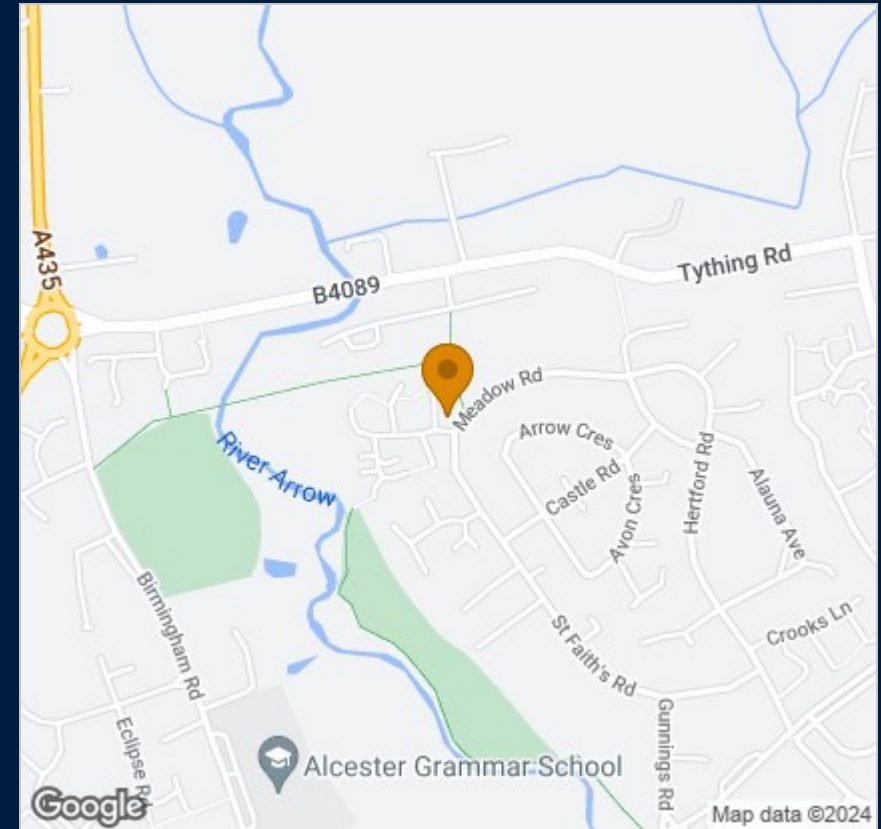
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

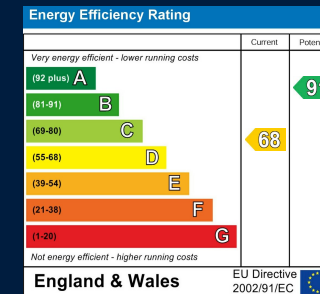
# Floor Plan



## Map



## Energy Performance



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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