



**Fisher Road ,**  
Alcester, B49 6FF

Jeremy  
McGinn & Co 



# Offers In Excess Of £450,000



Located in a sought-after area, close to local open countryside for walking and within a short distance of Alcester's picturesque, High Street, along with the excellent local facilities and Schools that serve the area, a great opportunity to acquire a very well presented FOUR-Bed, Detached Family home in a good position and 'ready to move into' with NO UPWARD CHAIN.

The property was built by Redrow Homes approximately 8 years ago and has been immaculately kept by its one owner. The spacious and bright accommodation is approached over a Driveway for two vehicles with access to the Garage and the lawned front Garden.

Internally, there is a good-size Reception Hall (with wider than average staircase), a Living room to the front with bay window and an open-plan family Dining Kitchen.

The modern fitted Kitchen has integral appliances to include fridge/freezer, dishwasher, 4-ring gas hob with extractor and a separate wall-mounted oven and microwave. The Dining area has french doors opening to a Conservatory with glass windows to three sides and a clear glazed roof. A door from the Dining area leads to a Utility room and the Downstairs WC, Upstairs, the property has a large Landing with access to the Four Double Bedrooms, three of which have built-in wardrobes, an En-Suite to the Master Bedroom and a modern fitted Bathroom.

The Rear Garden is fully enclosed with an abundance of mature garden plants and flowers in shaped borders to all sides. There are two paved patios either





# Offers In Excess Of £450,000

 4  2  2  C

side of the conservatory and a further circular seating area mid-way up the garden. There is also a timber garden Shed.







**Tax Band: E**

**Council: Stratford**

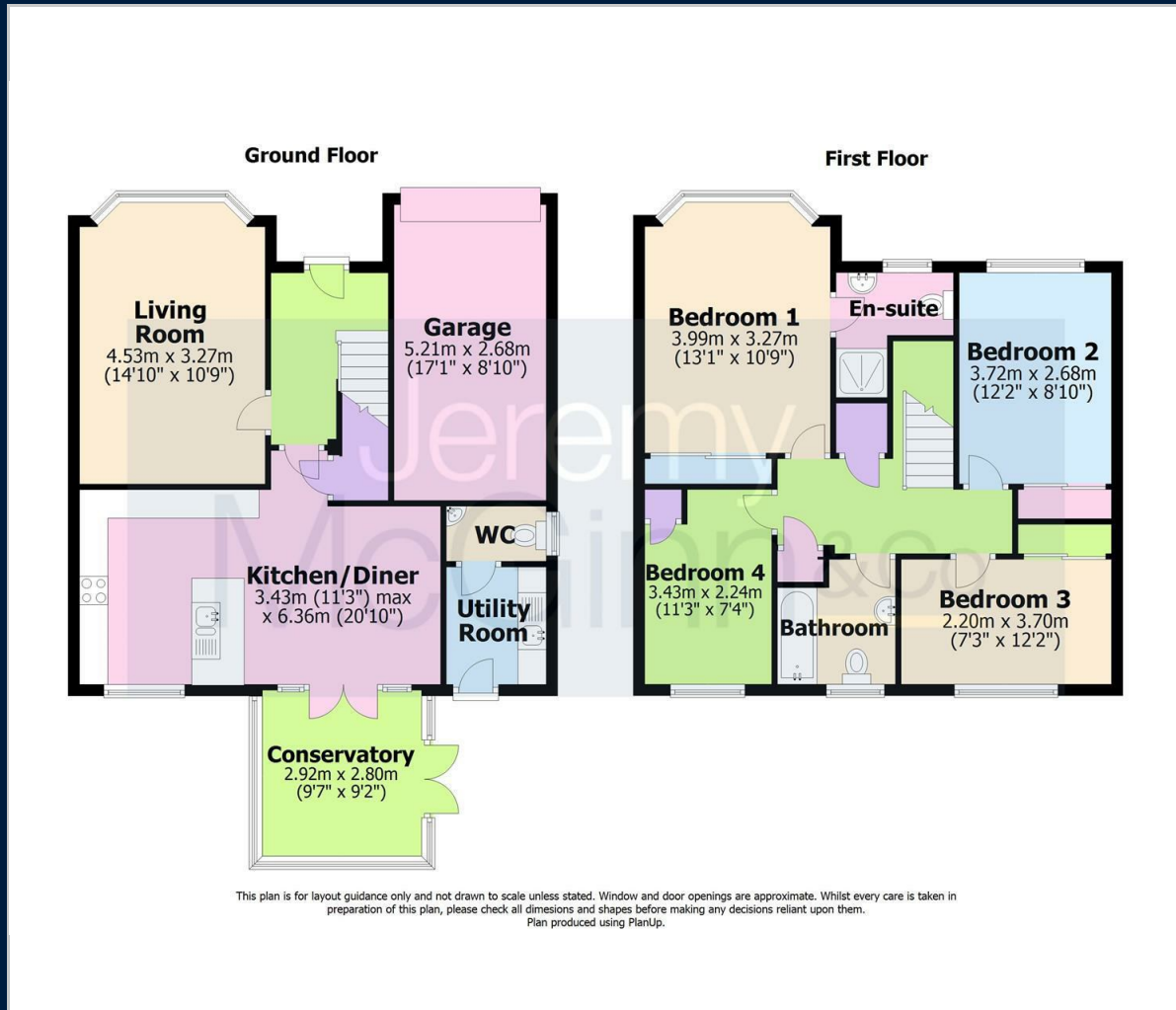
**Tenure: Freehold**

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.

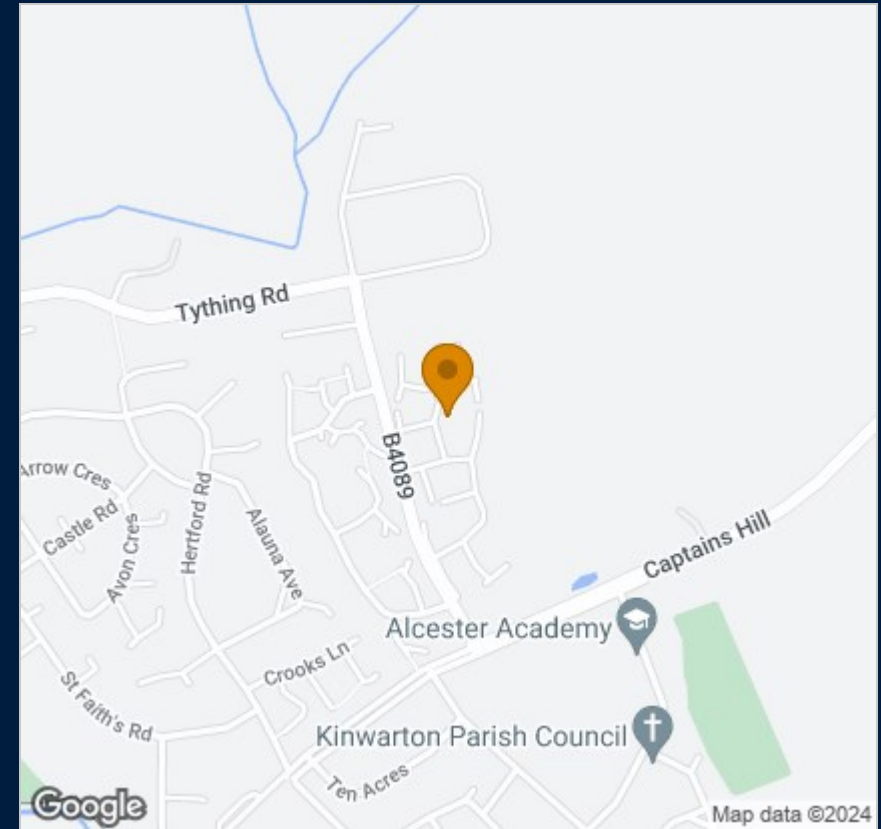
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



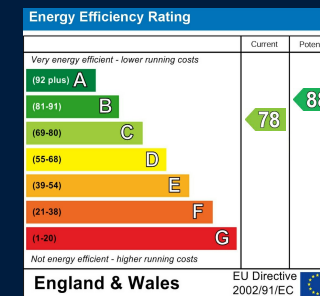
# Floor Plan



# Map



# Energy Performance



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.

49A High Street, Alcester, Warwickshire, B49 5AF  
 Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com