



Henley Street
Alcester, B49 5QY

Jeremy
McGinn & Co 

Offers In The Region Of £550,000



Centrally located in the bustling market Town of Alcester, a Grade II listed, Double-fronted, large Family home with Five Bedrooms set over two floors. '30 Henley Street' is within a few minutes walk of the picturesque High Street with its many local shops and is surrounded by similar Character properties some of which are residential, others being local businesses and very close by, the beautiful St Nicolas Church which takes a proud position in the centre of town.

The property is filled with character features including original flooring, internal doors, fireplaces, sash windows and exposed wall and ceiling timbers.

The accommodation includes a through Reception Hall with original tiled mosaic floor, Living room with Inglenook fireplace, Dining room, Breakfast Kitchen, Utility, Study and Downstairs WC,. First floor; Three Double Bedrooms and a Bathroom, and Two further Double Bedrooms to the second floor.

Outside, the large Rear Garden is beautifully maintained, well-stocked with many mature shrubs and flowers, and provides an idyllic retreat from the hustle and bustle of Henley Street and the town centre. Absolutely must be viewed.

NB. The property is offered For Sale with NO UPWARD CHAIN.





Tax Band: E

Council: Stratford on Avon District Council

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 are 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	



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