



Evesham Street ,
Alcester, B49 5DW

Jeremy
McGinn & Co 

Offers In Excess Of £350,000



A rare opportunity to acquire a stunning, Character, Semi-Detached family home, the original property dating back to the 1790s (approx.), situated a few minutes walk from Alcester's beautiful and historic High Street.

The immaculate accommodation has extremely versatile living space downstairs and on the first floor, Three Double Bedrooms along with Cottage-style Gardens side and rear, and Parking for one vehicle to the side.

The property has to be seen to be fully appreciated. Approached either, through the front door, or, from the side parking area through a pedestrian gate into the Gardens and enter through the large Conservatory which continues into the recently fitted, modern Kitchen with integral appliances. A small lobby leads to the ground floor Shower room and continues into the unique, open-plan Living area which features full-height sliding doors to the Gardens, a versatile Study area and three steps down to the Dining room.

Entering through the impressive front door opens to the hall with dog-leg staircase to the first floor and doors to the Living room and a beautiful Sitting room with feature cast-iron/stone open fireplace with built in bookshelves either side.

Upstairs, a bright landing leads to a well-fitted modern Bathroom and Three double Bedrooms, the main Bedroom having an excellent dressing area and two windows to the front.

The Gardens, which have a Southerly aspect, are fully enclosed and have been creatively paved with shaped



Offers In Excess Of £350,000

3 2 2 D

borders to all sides, filled with many attractive shrubs, flowers and small garden trees, along with a Shed.





Tax Band: E

Council: Stratford

Tenure: Freehold

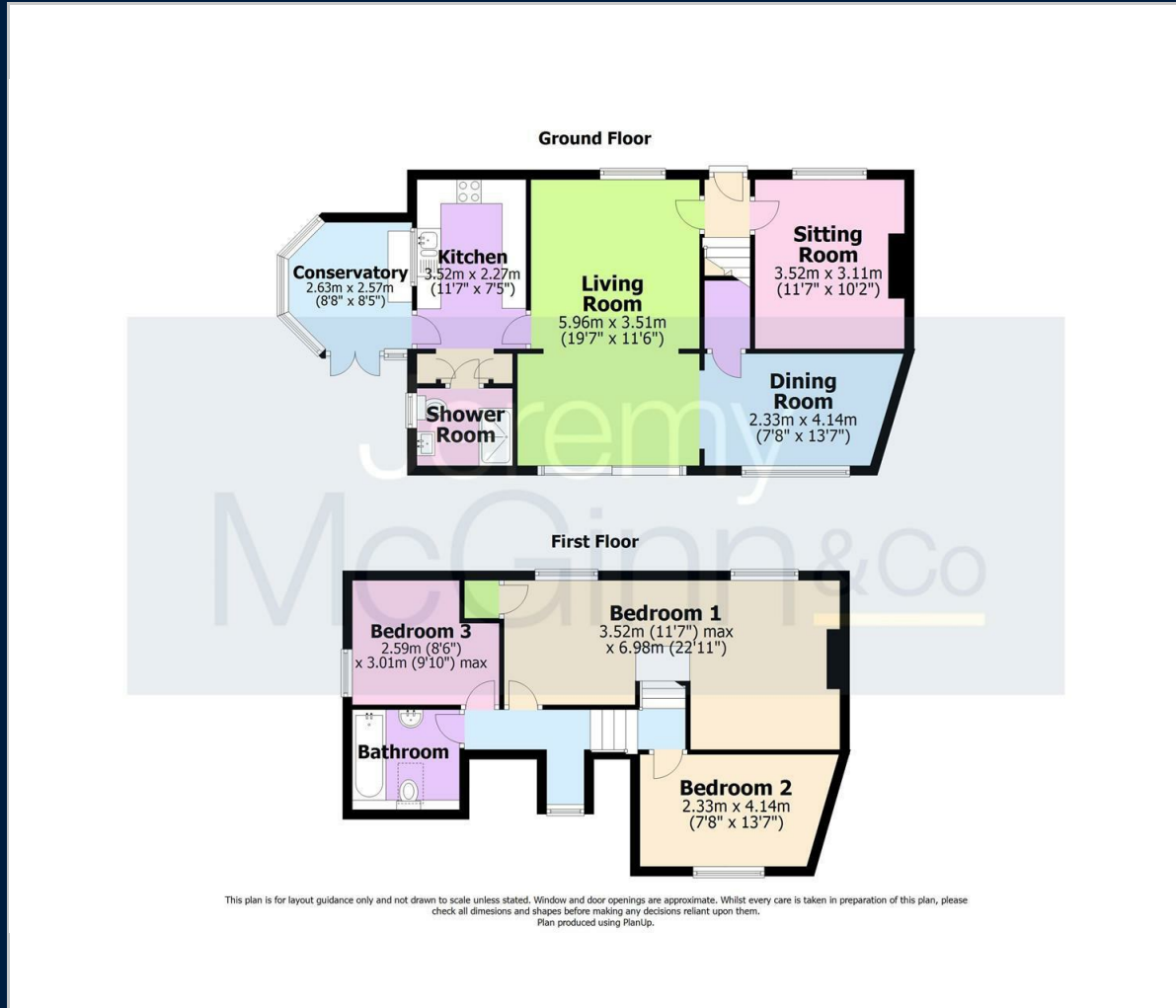


Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

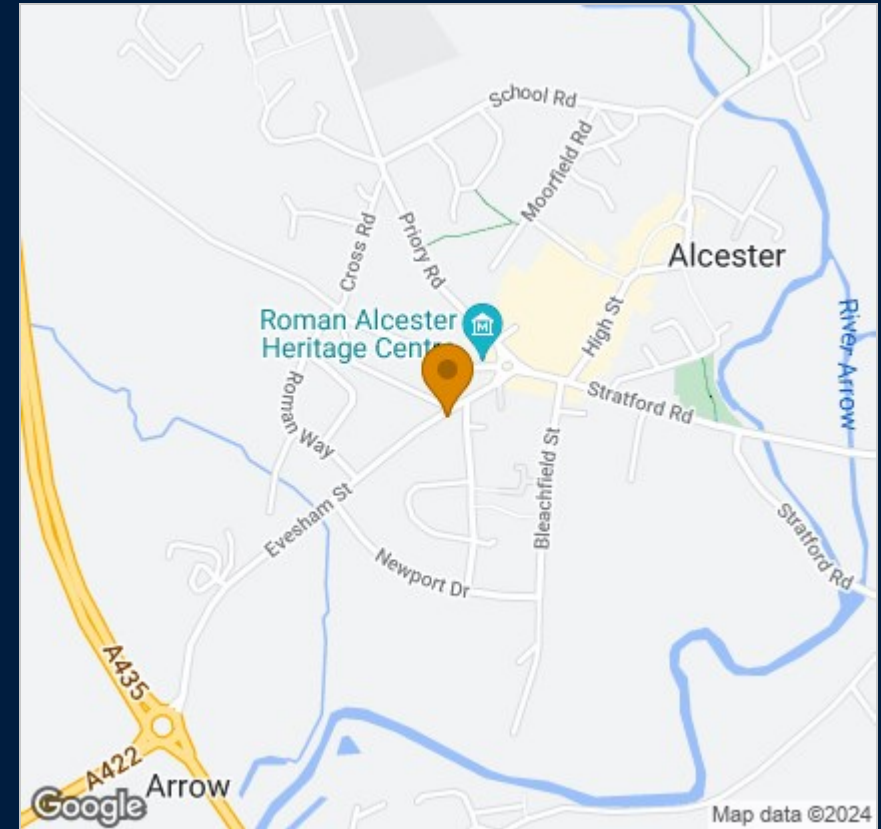
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



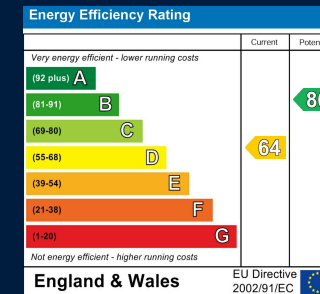
Floor Plan



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