



**Priory Road ,**  
Alcester, B49 5EA

Jeremy  
McGinn & Co 

# Offers In The Region Of £170,000



Offered for sale with NO UPWARD CHAIN, a chance to acquire a charming Grade II Listed cottage, situated a few minutes walk from Alcester high street and the excellent amenities that the town has to offer.

The property which requires some updating and modernisation but would make a most delightful home and a fabulous project for a purchaser that is looking to add their own stamp to a property. Benefitting from double glazing and gas central heating, the property briefly comprises of Living Room, Kitchen with Utility area, Ground floor Bathroom and a Landing/Dressing Room that opens to a Double Bedroom.

To the rear is a good sized garden. Please note: Typical of the age of the cottage, there is a shared right of way access pathway to the garden with the neighbouring property. Another neighbouring property also has a right of way down the shared alleyway to access their garden.





**Tax Band: A**

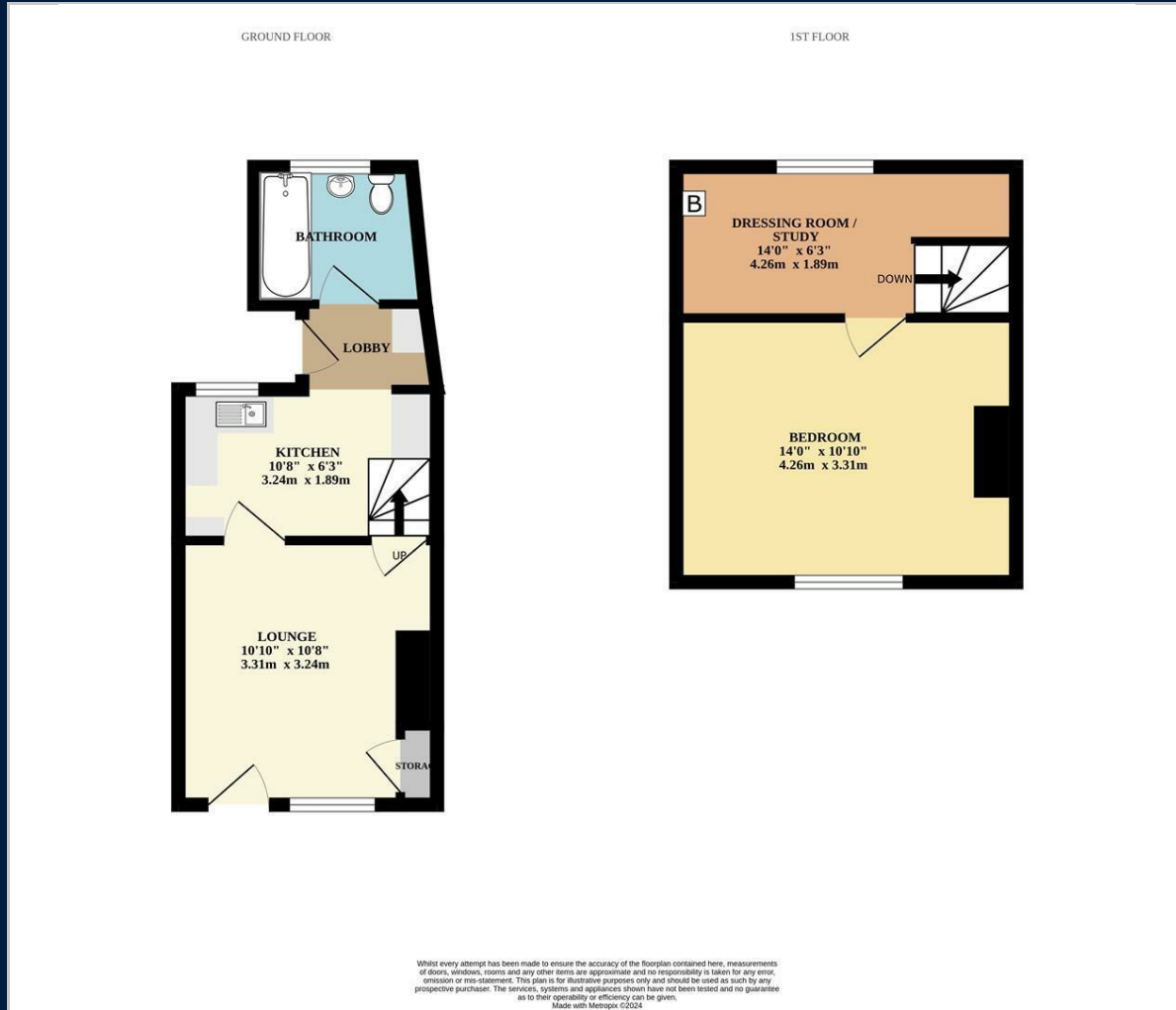
**Council: Stratford District Council**

**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 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.

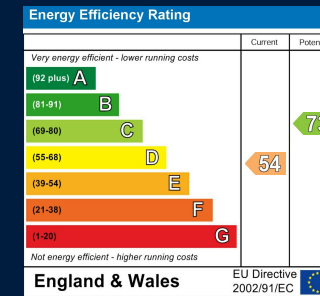
# Floor Plan



# 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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