



**Greville Road ,**  
Alcester, B49 5QN

Jeremy  
McGinn & Co 

# Offers In The Region Of £600,000



An Executive, Detached Family home situated in a corner position in a small development on the edge of the Roman market town of Alcester, renowned for its historic High Street and the many varied and interesting shops and cafes, along with excellent local amenities that the town has to offer.

This beautiful home offers deceptively spacious accommodation to include an impressive Reception hall and staircase, a Living room with feature fireplace and log burner, a good size Dining room opening to a beautiful Garden room with two sets of adjacent bi-fold doors bringing the garden into the living space.

There is also a fitted Breakfast Kitchen with sliding doors to the garden, a well-fitted Utility room, Downstairs WC, and a Cloakroom. The Double Garage has been partially adapted to provide two versatile rooms currently utilised as a Gym and a Study/Studio. There is plenty of garage storage space still available.

Upstairs there are Four Bedrooms, the principle bedroom with ensuite, fitted wardrobes and air-conditioning and, a Family Bathroom.

The Garden is a particularly impressive feature of the property having been stunningly landscaped by the current owner laid out around the circular lawn edged with small paving stones and Cotswold stone gravel adjoining the creatively shaped borders which are filled with many herbaceous perennials and evergreen shrubs along with several feature garden trees including Lilac, a weeping Birch and a Cherry. Several seating areas have been added to appreciate

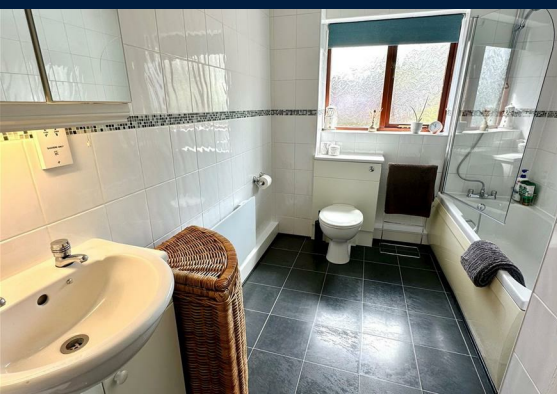
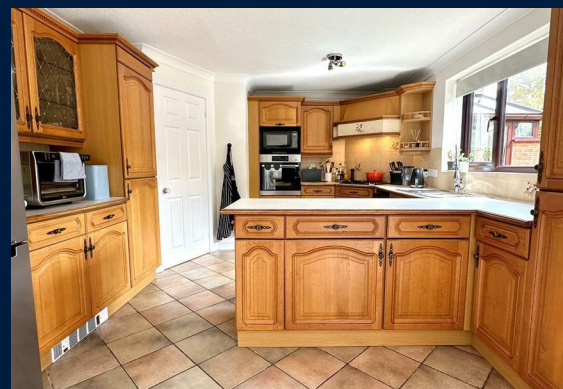


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the sun orientation throughout the day, one under an Arbour and another on the Italian porcelain patio. Discreetly positioned in the side garden there is a Timber Shed and a Greenhouse. To the front there is a block-paved Driveway providing parking for three vehicles and a landscaped Front Garden with lawn. The house benefits from solar panels which provide low cost utility bills and will be left as part of the sale.





**Tax Band: F**

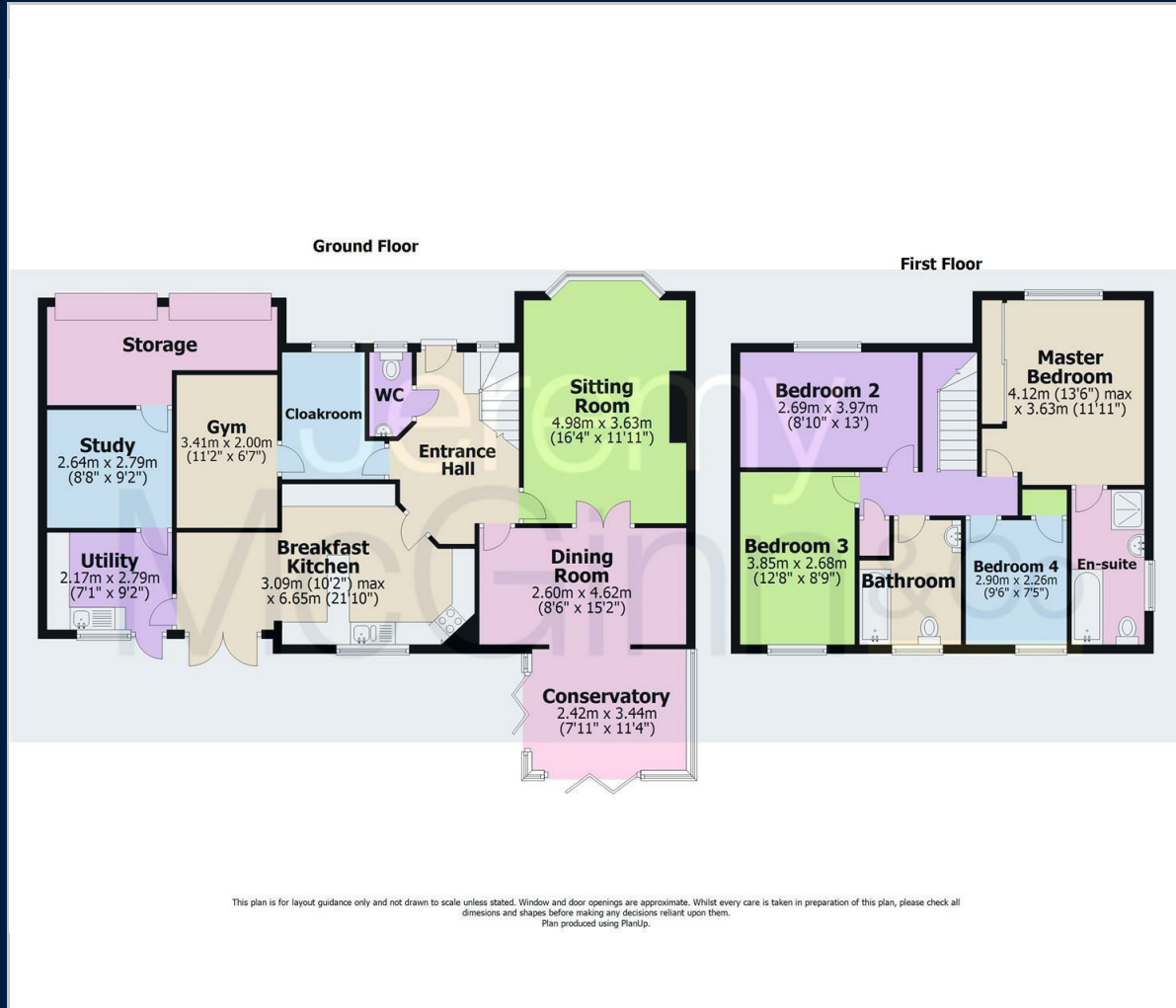
**Council: Stratford**

**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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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