



**Fields Park Drive ,**  
Alcester, B49 6QR

Jeremy  
McGinn & Co 



# Offers In The Region Of £325,000

3 1 2 C

A very well presented Semi-Detached family home in a popular residential location in the Roman market town of Alcester, close to several local Schools and the many facilities that the town has to offer.

The property has been much improved by the current owners to include uPVC double glazing and a newly fitted gas central heating boiler, and now offers comfortable, bright and spacious accommodation with a South-facing Rear Garden accessed from a modern open-plan fitted Dining/Kitchen with some integral appliances.

The Living room overlooks the front and has open access from the hallway. Upstairs, the landing leads to Three Bedrooms, one with fitted wardrobes and the other two having built-in cupboards. There is also a re-fitted Family Bathroom.

The front of the property has a large block-paved Driveway with shaped border to one side and to the other, continuation of the drive through timber gates to a Detached GARAGE which is situated in the rear Garden.

The Garden itself is SOUTH-FACING and has a large patio to immediate rear which leads to a level lawn edged with mature shrub/flower borders to the side. There is a Greenhouse at the rear.







**Tax Band: C**

**Council: Stratford**

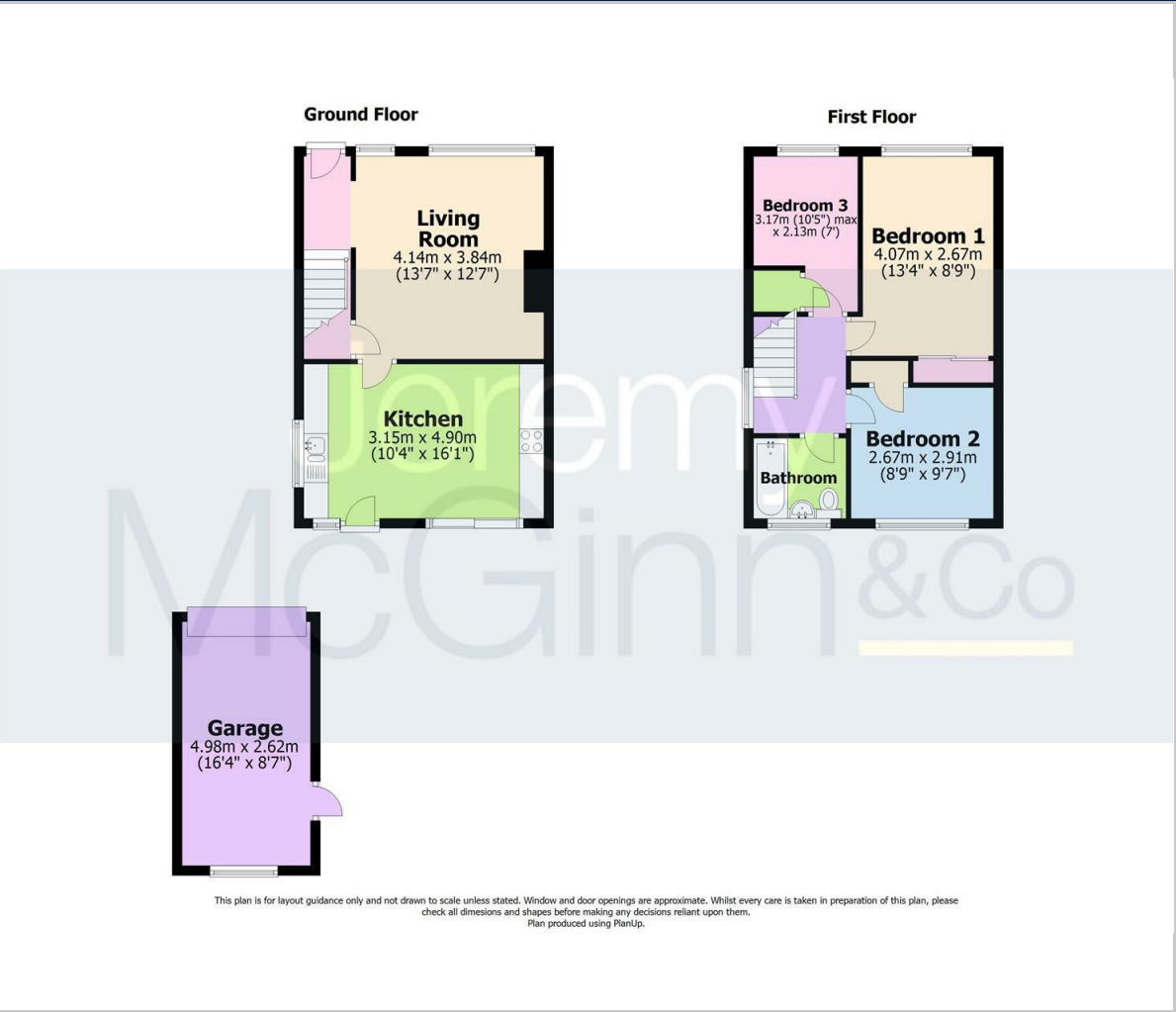
**Tenure: Freehold**

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.

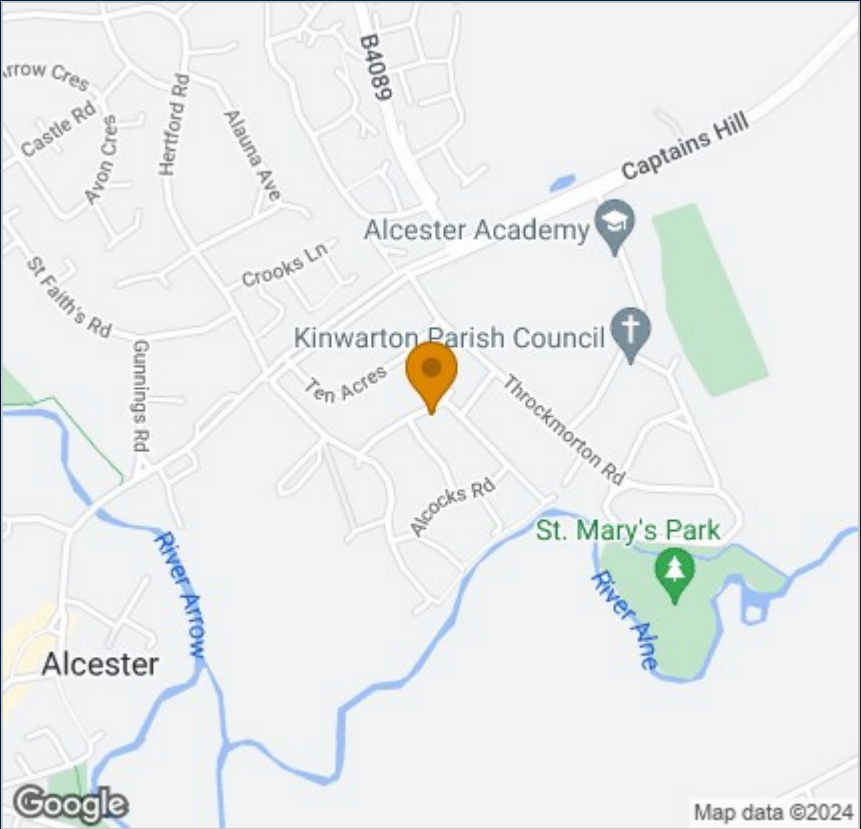
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



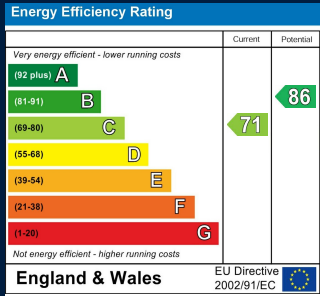
# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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