



**Wakefield Way ,**  
Alcester, B49 6FH

Jeremy  
McGinn & Co 

# Offers In The Region Of £399,500

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Located in a desirable area, close to local open countryside for walking and within a short distance of the towns, High Street and the excellent local facilities and Schools that serve the area, a beautifully presented modern 3 BED DETACHED Family home. Built 7 years ago by Redrow Homes, the property has 3 years remaining of its 10-year NHBC warranty.

Internally the property has been very well-maintained and offers comfortable accommodation to include; Reception hall with access to the Downstairs Cloakroom, Living room with picture window to front, open-plan, contemporary Dining/Kitchen with granite work-surfaces, integrated appliances (including a Quooker tap), Antico flooring and french doors to the garden.

Upstairs, the landing provides access to a modern Family Bathroom with porcelenosa fitments and antico floor. There are THREE good size Bedrooms, two of which have fitted wardrobes and an Ensuite in the main bedroom.

Outside; To the front the property has a small frontage filled with attractive shrubs and a path to the front door. To the side there is a paved drive with parking for two vehicles and access into the DETACHED GARAGE.

The Rear Garden IS SOUTH-FACING and has been smartly landscaped and includes an attractive paved patio across the rear and up one side which encloses two circular lawns. Shrub borders to side edge the lawns and rear fencing. A door provides pedestrian access into the Garage which forms part of the garden perimeter with further area at rear with a timber shed.

OFFERED FOR SALE WITH NO UPWARD CHAIN





**Tax Band: D**

**Council: Stratford**

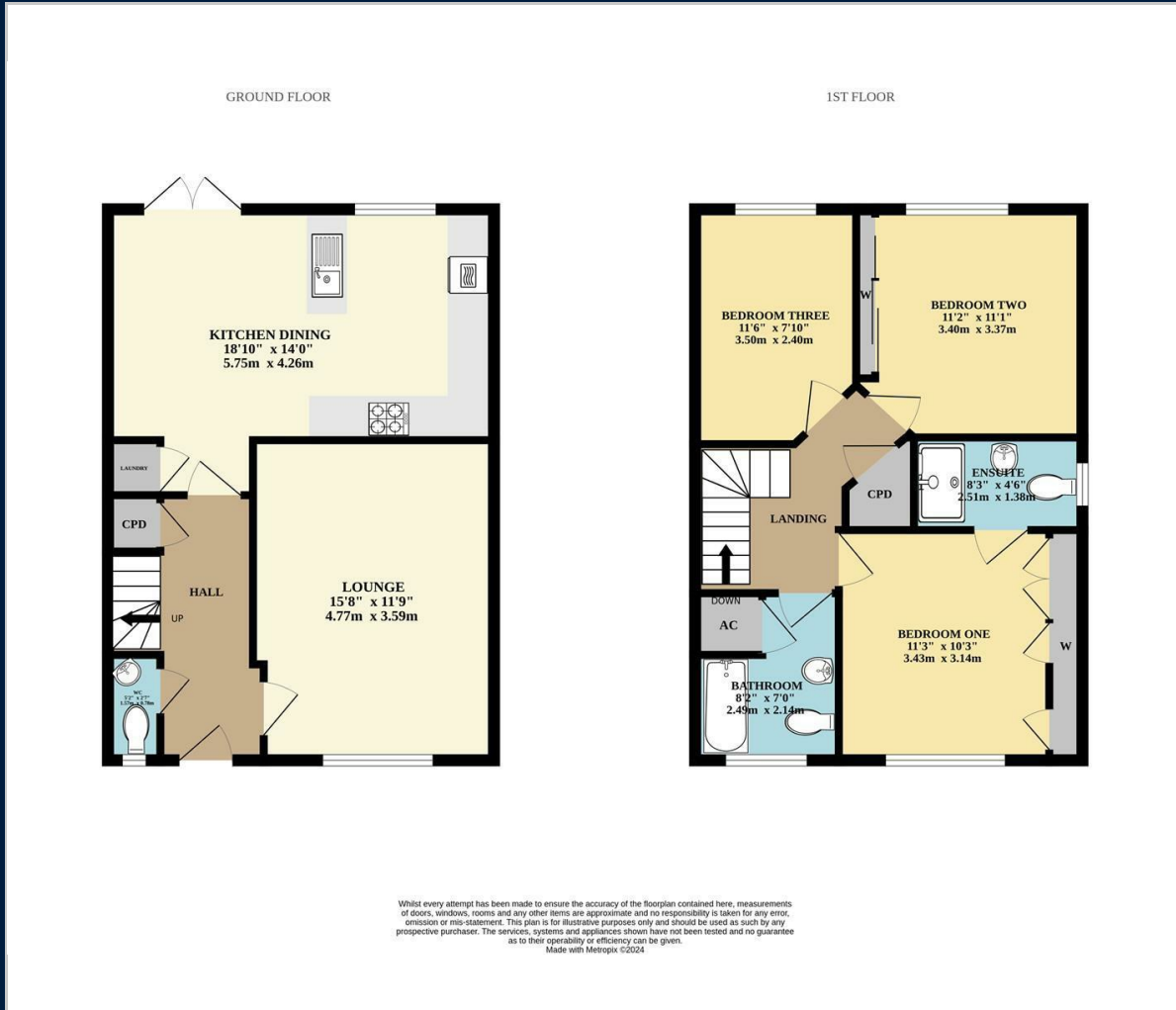
**Tenure: Freehold**



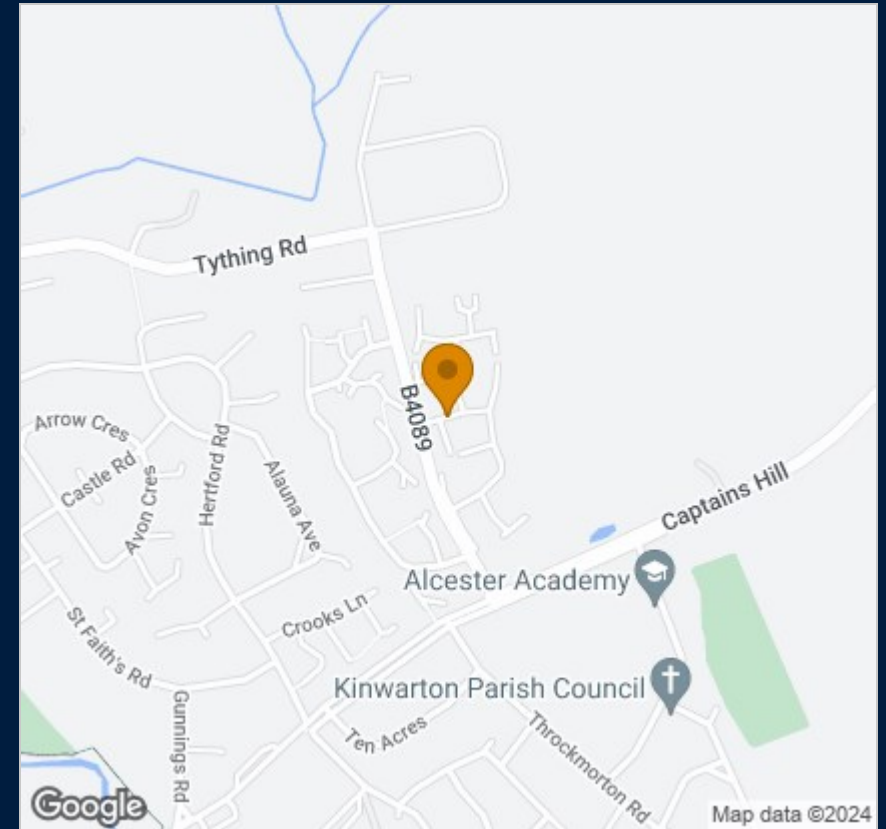
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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.

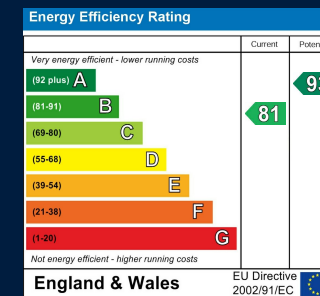
# Floor Plan



## 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.

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