



Jeremy  
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for sale  
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**Newport Drive ,**  
Alcester, B49 5BL

Jeremy  
McGinn & Co

# Offers In The Region Of £385,000



A great opportunity to acquire a DETACHED FAMILY HOME home on a sought-after road in Alcester, within a short walk of the High Street, Schools and the excellent facilities that the town has to offer.

41 Newport Drive is offered For Sale with NO UPWARD CHAIN and has been in the same family for many years. The vendors have put in a lot of time and energy to updating most of the property beginning with insulation, electrics, a new gas combi-boiler, new carpets, re-plastering internal walls, renovating the original kitchen units so that they shine as if new, a new bathroom and separate wc, and outside, tidying out the garden, laying a new lawn, and updating this bright and spacious home to a 'move-in' condition.

The property sits on a good size plot with space either side for potential future extension (subject to pp). There is a large lawned front garden with a driveway providing parking for 3/4 vehicles, which leads up the side of the house to a DETACHED GARAGE situated in the rear garden.

The internal accommodation, benefits from uPVC double glazing and currently offers an impressive reception hall leading to the kitchen and the large living room with picture bow window to the front. Access opens to a dining room with sliding doors to a recently built conservatory with full height windows to three sides. The fitted kitchen has been painstakingly renovated and now, although not integral, comes complete with a automatic washing machine, a slimline dishwasher, a fridge and a Hotpoint EW 81 Halogen Double oven.



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Upstairs there are THREE good size Bedrooms, two with built-in cupboards and a newly fitted white bathroom suite and separate wc.

THIS PROPERTY IS IN IMMACULATE CONDITION, READY TO MOVE INTO AND OFFERS GREAT POTENTIAL TO UPDATE AND IMPROVE WITH SPACE TO EITHER SIDE FOR POTENTIAL EXTENSION (SUBJECT TO PP).





**Tax Band: D**

**Council: Stratford**

**Tenure: Freehold**

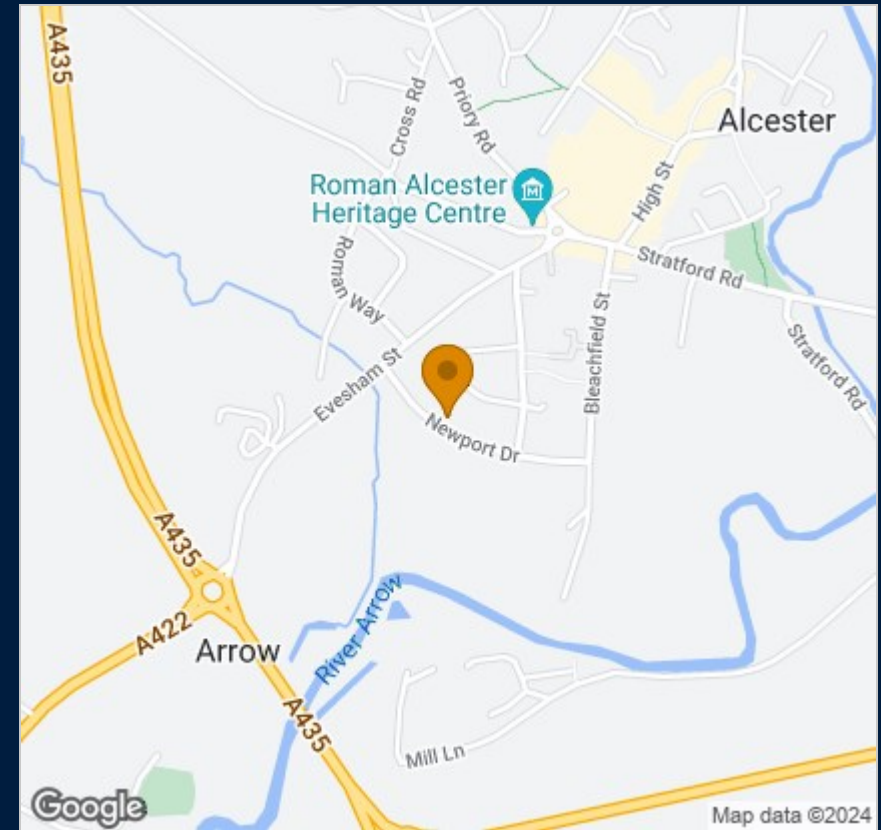
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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