



**Devonish Close ,**  
Alcester, B49 6EG

Jeremy  
McGinn & Co 

# Offers In The Region Of £215,000



Offered For Sale with NO UPWARD CHAIN and vacant possession, perfect for a FIRST TIME BUY, a modern Mid-Terrace home in a leafy, residential Cul de Sac within a short walk of the town of Alcester.

The accommodation, while requiring some Updating, Modernisation and Re-decoration, has double glazing and gas central heating and offers TWO good size Bedrooms, one with built-in wardrobes and a modern Bathroom on the first floor.

Downstairs, there is a spacious Living room opening to a substantial, fitted Kitchen, to include the cooker and an American-style fridge/freezer. A door opens out to a large Conservatory with a tiled floor and french doors.

Outside, there is a small, Southerly-facing, Courtyard Garden, fully paved and enclosed with timber fencing. There is an pedestrian gate at the rear and a timber Shed.

To the front of the property there is parking for TWO vehicles.





**Tax Band: B**

**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.

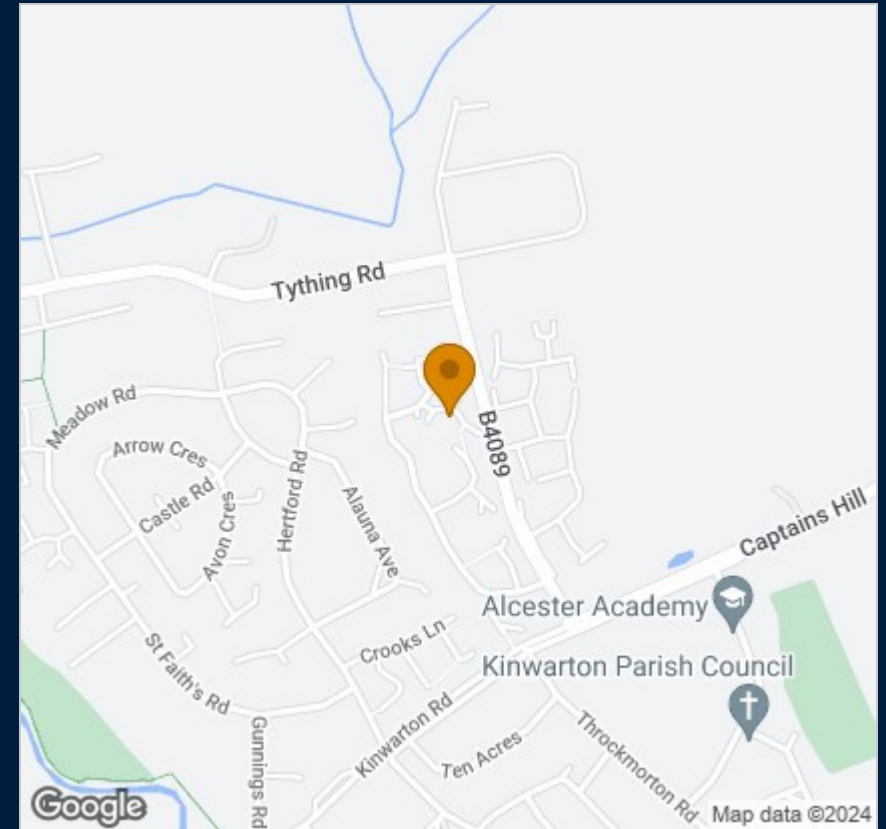
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway 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		
(81-91)	B		
(69-80)	C		
(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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