



Ten Acres ,
Alcester, B49 6PZ

Jeremy
McGinn & Co 

Offers In The Region Of £315,000



Located in a good position in a mature residential location, a THREE Bed Semi-Detached Family home with larger than average Rear Garden and good size frontage providing parking for 2/3 vehicles.

The property is situated within a short walk of several local Schools, convenience shops and Alcester's beautiful and bustling High Street giving the property easy access to the towns many excellent conveniences by foot or car.

Approached over a large frontage there is also a shared side driveway with access to the rear.

Internally the accommodation, which benefits from uPVC double glazing and gas central heating, includes an Reception Hall opening to a large Living room with aspects front and rear and a feature fireplace with exposed brick wall to side. Off the hall, oak internal doors lead to a modern fitted Kitchen with integral appliances and access to the garden. The recently fitted, main Bathroom is on the ground floor and includes a corner bath with shower and circular glass basin with vanity cupboard and a wc.

Upstairs there are THREE double-sized Bedrooms, one with fitted wardrobes, and a modern fitted WC.

Outside, the Rear Garden, having a NW aspect, (perfect for the afternoon and evening sunshine), is a desirable feature of the property. Mainly laid to a large level lawn, gravelled edges and side path leading past two timber sheds, a large home-made chicken pen, a log store, an interesting water feature, and to the rear, a large Decked seating area with access into



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a well-constructed (6m x 3.5m) very versatile GARDEN ROOM, currently utilised as Family Entertainment room. This substantial Garden room is timber-built, clad with bitumen panels, has electricity and Wifi connected, and offers a variety of uses including an outdoor Home Office if required.





Tax Band: C

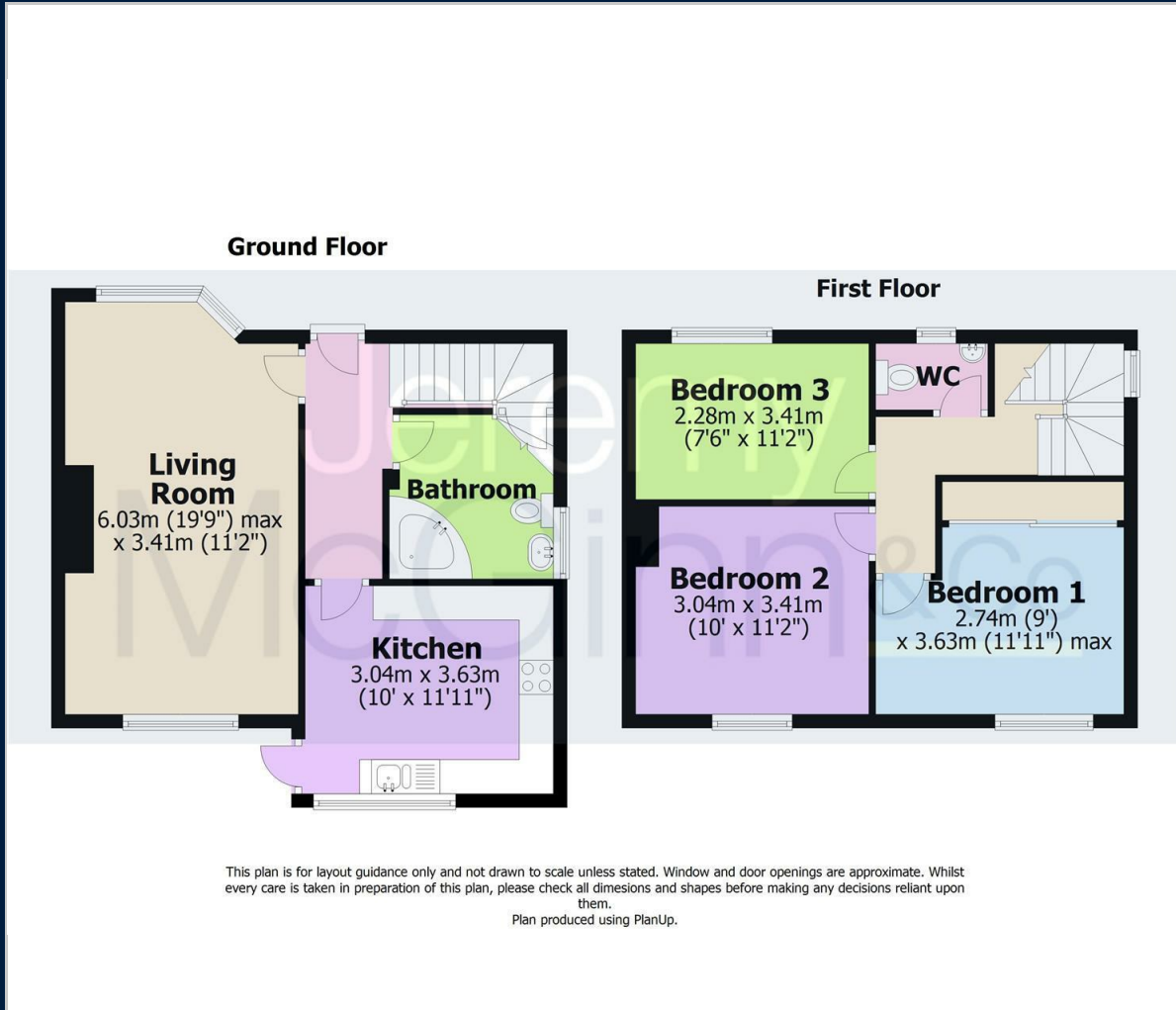
Council: Stratford

Tenure: Freehold

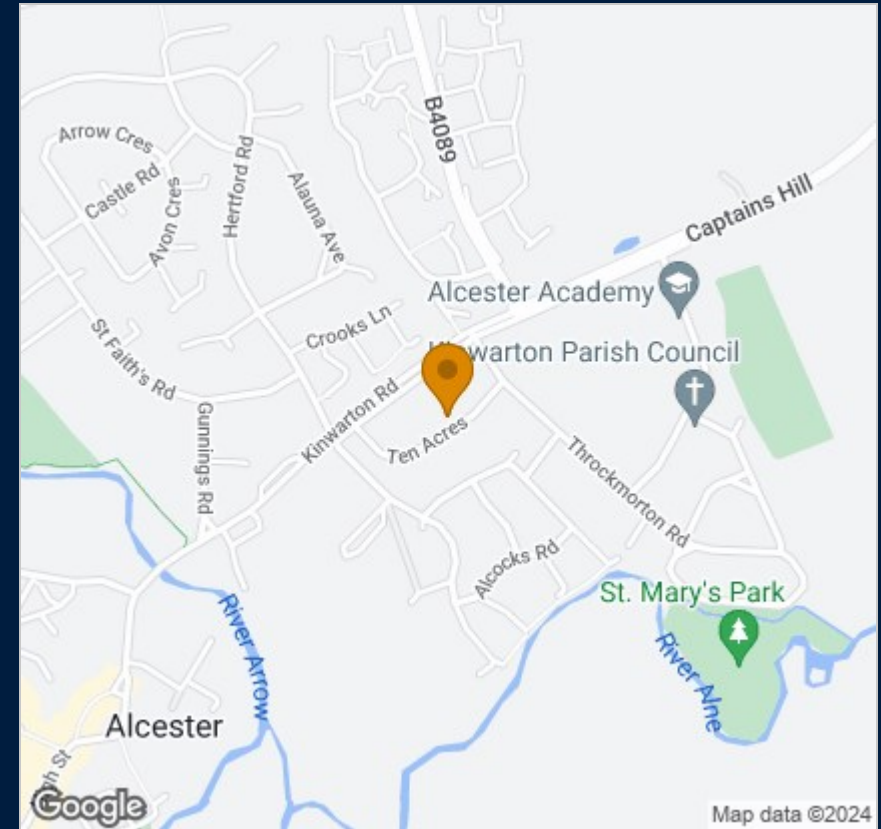
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

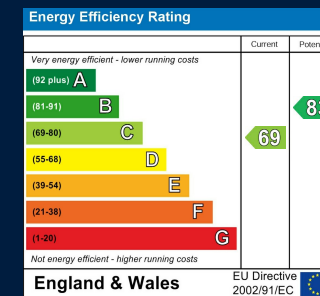
Floor Plan



Map



Energy Performance



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49A High Street, Alcester, Warwickshire, B49 5AF
 Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com