



Smiths Way ,
Alcester, B49 6BL

Jeremy
McGinn & Co 

Offers In The Region Of £235,000



Presented in 'move-in' condition inside and out, a modern TWO Bed End-Terraced property that has been extended to create a Dining/Garden room off the Kitchen providing good extra space.

The property is approached over a tarmac driveway providing parking for two vehicles. A uPVC double glazed Porch gives access into the Hall leading into the good size Living room, continuing through to a modern fitted cream-gloss Kitchen with space for appliances and an arch opening to the Dining/Garden room. This lovely room has double glazed french doors to the garden, further window to the side and a velux skylight window making the most of the sunshine and over-looking the Garden.

Upstairs, there are Two good size Bedrooms, one with double built-in wardrobes and a modern Bathroom suite with drench shower.

The accommodation has uPVC double glazing and Gas central heating throughout.

The Rear Garden has been beautifully landscaped and includes two good size patios, one to immediate rear, the other around the side where there are two timber sheds and potentially, ideal space to Extend the living space (subject to PP). The garden is fully enclosed with timber fencing, side gate to the front and has borders to two sides filled with many small shrubs and flowering garden plants. A timber trellis to rear supports a maturing Honeysuckle.





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.

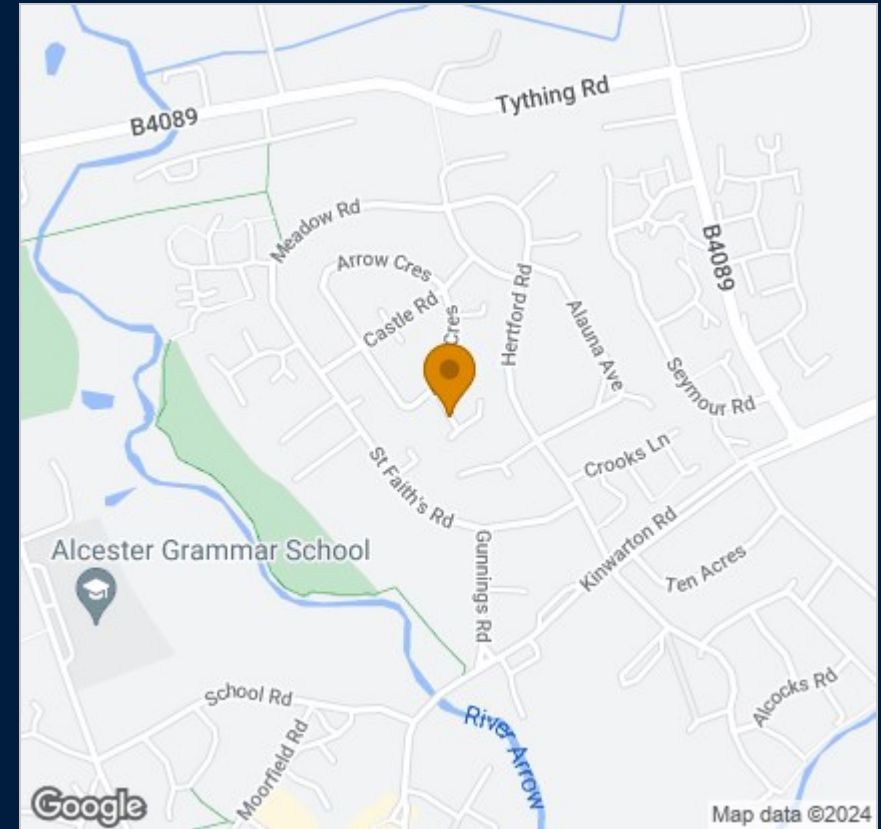
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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