



Chantry Crescent ,
Alcester, B49 5BT

Jeremy
McGinn & Co 

Offers In The Region Of £335,000



An extremely well presented **THREE** bed Semi-Detached Family home situated in a great location within a few minutes walk of the many excellent amenities of Alcester's historical High Street with its interesting variety of cafes, shops, public houses, hair salons, post office and library, to name but a few.

The property has beautifully maintained front and rear Gardens, the front having a feature tree, shaped lawn and flower borders to two sides, the rear being **SOUTH-FACING** having a lovely layout with several paved seating areas including a Pergola, covered in maturing Wisteria providing useful shade in the hot weather. There is a lawned area edged with several borders filled with many beautiful shrubs and flowering plants including a variety of colourful roses.

The garden extends to a large side area currently gated with access to the front although this space could potentially, provide room for an extension (subject to pp), or further parking if required.

The accommodation, although extremely well-maintained could benefit from some Updating and Modernisation, but currently benefits from double glazing and gas central heating and includes, Entrance Porch opening to the Living room with a feature fireplace and picture window to the front. An arch leads through to the Dining room with door into the fitted Kitchen and sliding doors to the Conservatory, itself with door back into the Kitchen. There is a Downstairs WC off the conservatory.



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Upstairs there are Three good size Bedrooms, all with built-in wardrobes/cupboards and a modern fitted Shower room.
A great property in a great area which must be viewed to be fully appreciated.





Tax Band: C

Council: Stratford

Tenure: Freehold

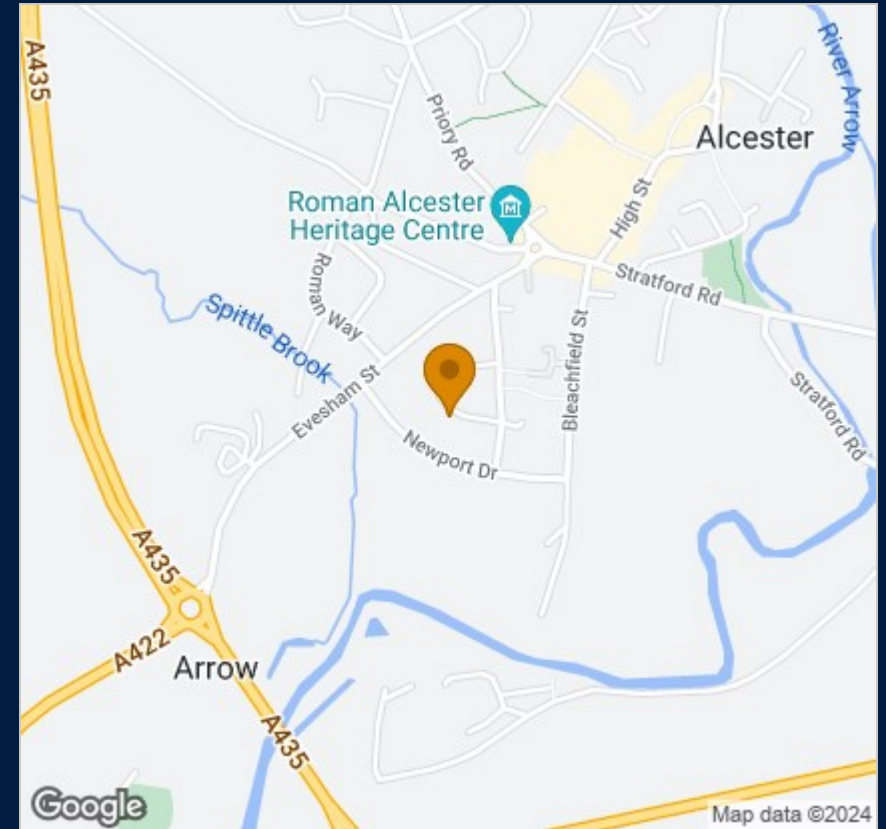
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

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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