



Alauna Avenue ,
Alcester, B49 6AN

Jeremy
McGinn & Co 

Offers In The Region Of £250,000



Offered For Sale with NO UPWARD CHAIN and in need of UPDATING & MODERNISATION, a deceptively spacious 3-Bed Mid-Terraced family home with a good size Rear Garden and an Outhouse (with plumbing) that offers various possibilities for adaption/conversion or extension for those requiring extra living space such as an Office or an Annexe, (Subject to usual building consents/pp). There is also potential to create parking at the front of the property (subject to usual permissions).

The property is situated in a mature residential road in a good position within a short walk of the towns High Street and the many amenities that Alcester has to offer.

The front of the property is laid with lawn and mature garden plants with a pedestrian path leading to the canopy porch and front door. There is also a shared side passage with private gate providing access to the rear garden.

Internally the accommodation includes; Reception hall, Living room to the front, Dining/Kitchen with door to Pantry and door out to the Conservatory. French doors open out to the garden and the Outhouse.

Upstairs there are THREE Double Bedrooms and a Shower room.





Tax Band: B

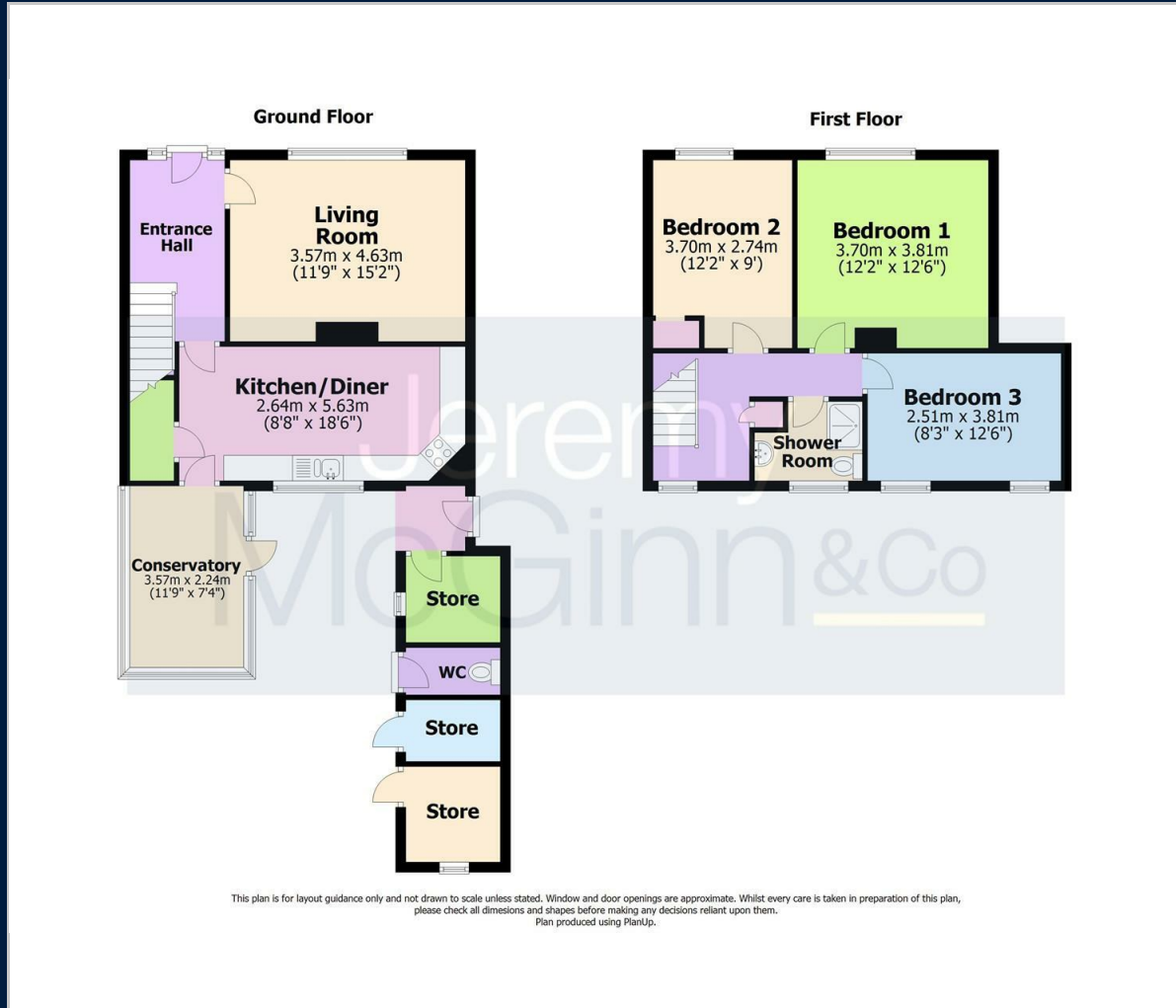
Council: Stratford

Tenure: Freehold

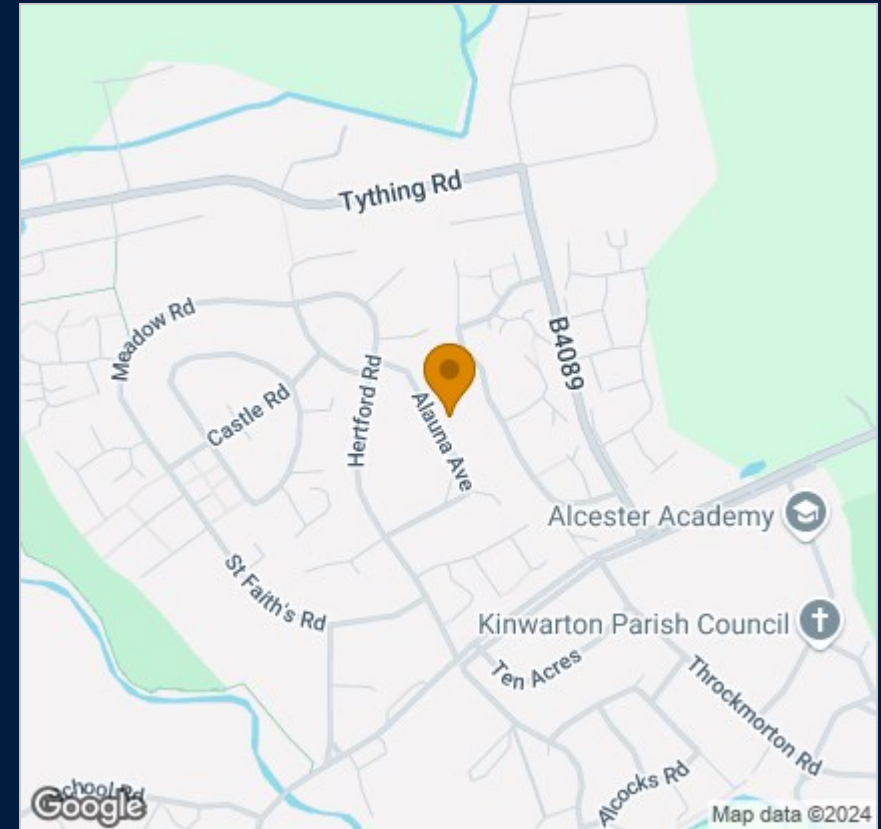
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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