



# Swan Court , Swan Street

Alcester, B49 5DP

Jeremy  
McGinn & Co 

# Offers In The Region Of £225,000



Located a few minutes walk from the bustling High Street, yet tucked away in a small communal Courtyard with a few similar properties, a double-fronted Cottage filled with many character features including exposed wall and ceiling timbers combined with modern amenities, including double glazing and central heating, to offer a charming home in the heart of town.

1 Swan Cottage, has one Allocated Parking space in the Courtyard and is entered through a timber front door to a open-plan Living room with Dining area and attractive feature fireplace. A door opens to the fitted Kitchen with integral appliances and a window overlooking the courtyard. An attractive stairwell from the living area rises to the landing with access to TWO of the THREE Bedrooms, the third being accessed from the first, and a fitted Bathroom. Both of the TWO Double Bedrooms have built-in wardrobes.

The property is offered For Sale with NO UPWARD CHAIN.

NB; The cottage does not have allocated outdoor space but it is not unusual for the residents of the courtyard to have a sitting area outside their property.





**Tax Band: B**

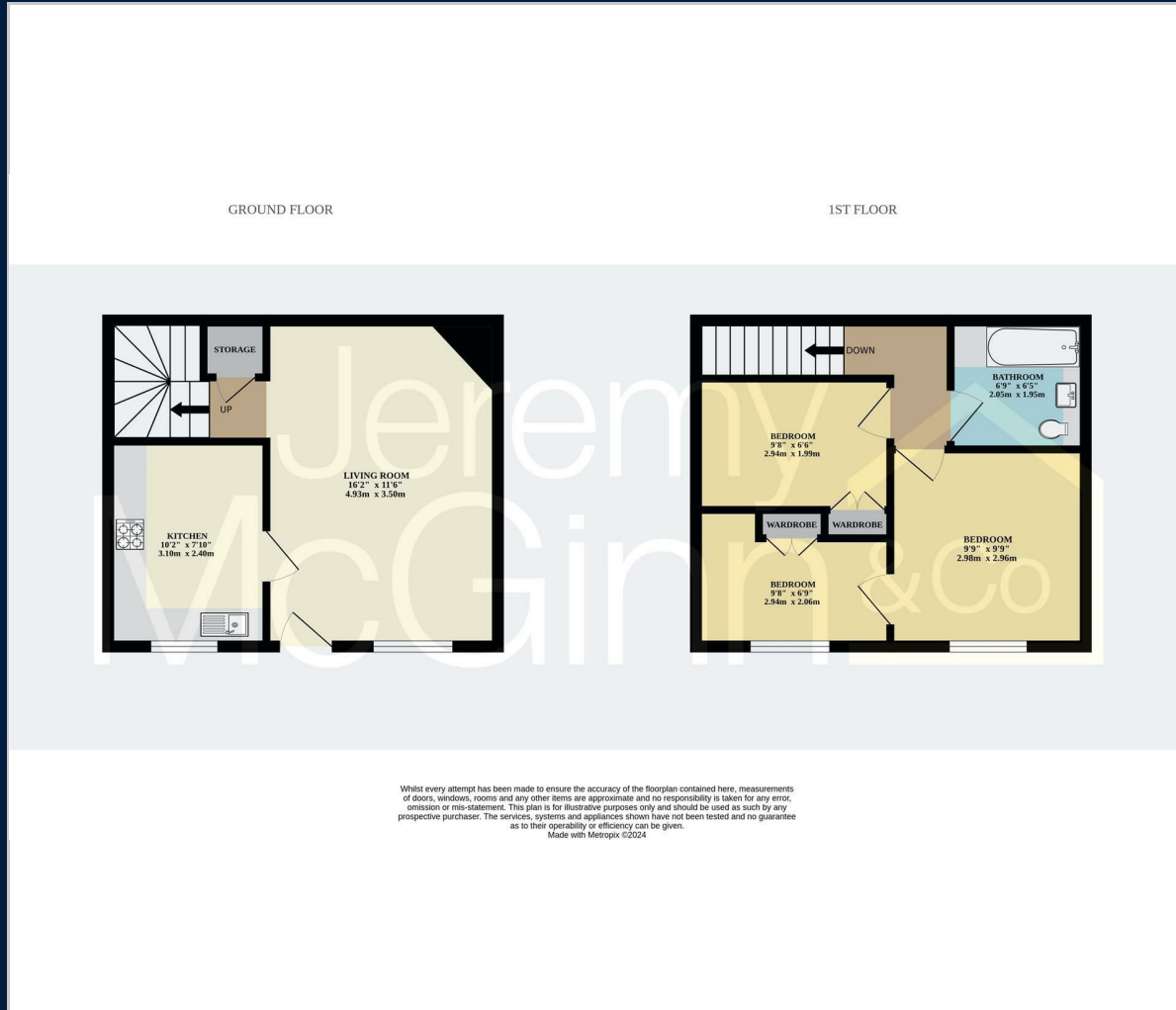
**Council: Stratford**

**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.

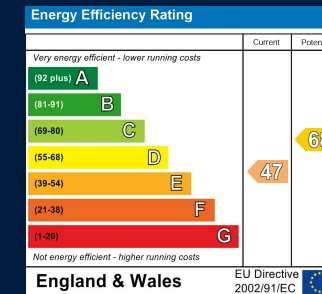
# Floor Plan



# Map



# Energy Performance



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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