



**Bleachfield Street ,**  
Alcester, B49 5BH

Jeremy  
McGinn & Co 

# Offers In The Region Of £425,000

3 1 3 D

A great opportunity to acquire an Extended Detached Family home with loads of potential in a desirable location on the edge of town within a few minutes walk of the High Street in Alcester and with a lovely position overlooking open land/fields to the front with access to many local walking routes around the town.

The deceptively spacious accommodation is presented in immaculate and well cared for condition although will require some updating and modernisation to suit. Although extended on the ground floor many years ago, there is space and potential to add/adapt the accommodation on the ground floor and upstairs, (subject to pp).

Enter from the block-paved Driveway into the entrance porch opening into the hall. From here a door opens to the Living room with large picture window to the front and a feature fireplace. An opening leads to a Dining area, beyond which double doors open to a good size Garden room with sliding doors overlooking the garden.

From the Dining room a door opens into the extended Breakfast Kitchen with a good range of fitted kitchen cupboards and some integral appliances. There is also access to a Downstairs WC with utility area. A further door from the kitchen opens to the garden.

Upstairs there are Three good size Bedrooms, two with fitted wardrobes, all with views to front or rear and a well fitted Bathroom.



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The Rear Garden being of a good size has a desirable Westerly aspect therefore will enjoy afternoon and evening sunshine. Enclosed to all sides with fencing, the garden has been landscaped to incorporate a large paved patio, circular lawns, shaped flower/shrub borders and a gravelled path leading to the original Garage, now used as a storage shed. To one side is gated pedestrian access. To the other is a covered Car Port with garage door to front.

This property absolutely must be viewed to appreciate its many unique selling points.





**Tax Band: D**

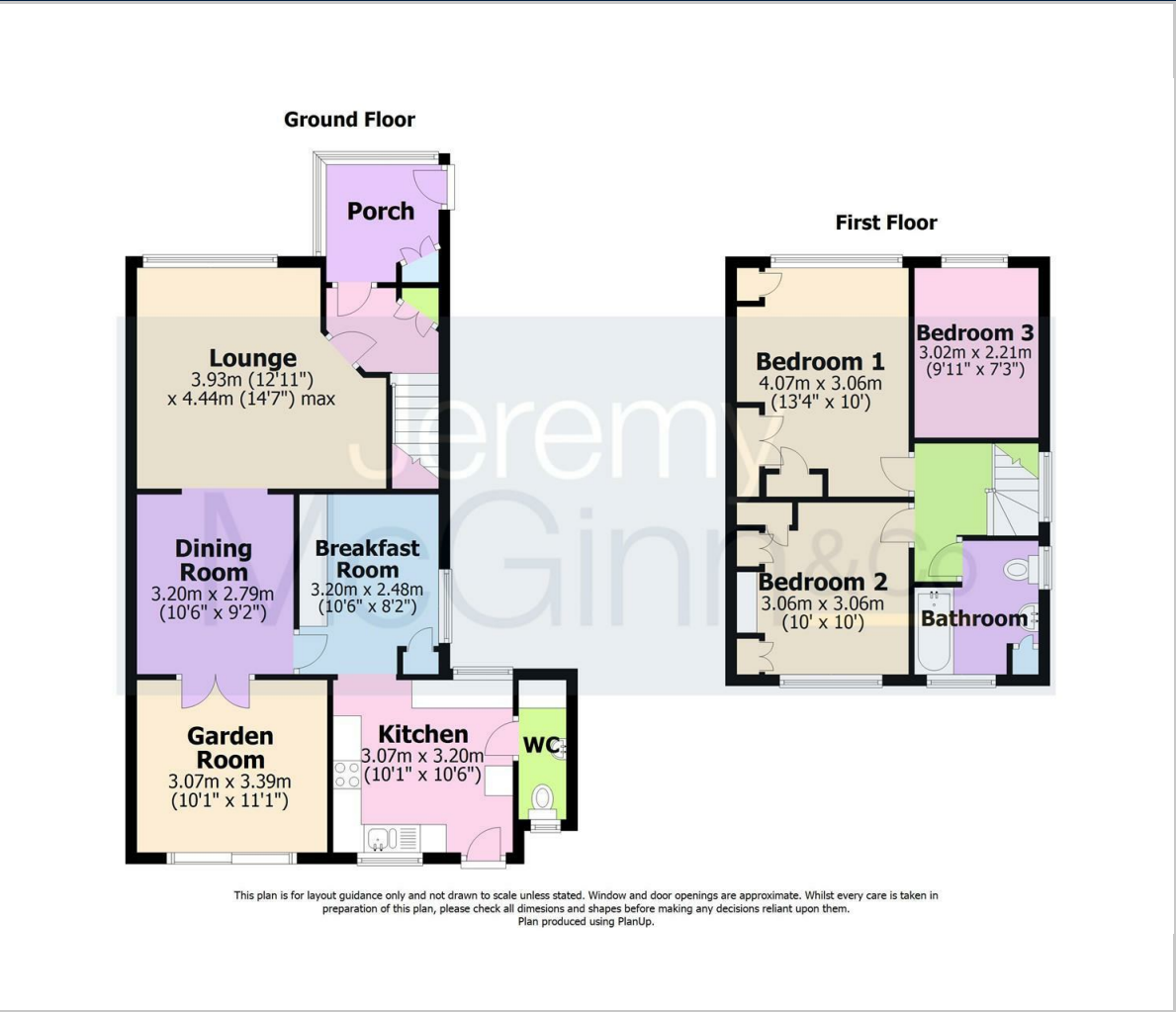
**Council: Stratford**

**Tenure: Freehold**

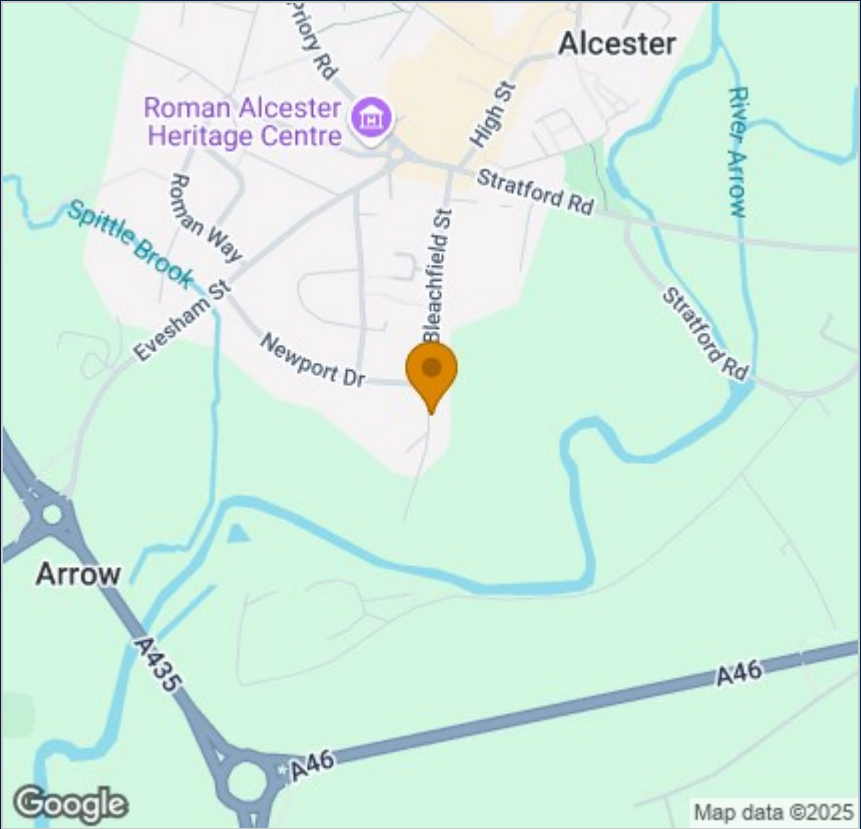
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

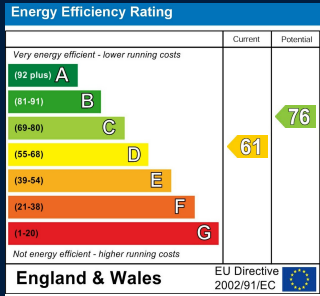
# Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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