



**Payne Drive ,**  
Alcester, B49 5RQ

Jeremy  
McGinn & Co 



# Offers In The Region Of £555,000

4 2 3 B

Situated in a small Cul-de-Sac, with small park to the front, an EXECUTIVE DETACHED FOUR-BED family home presented in immaculate condition. Built by Bloor Homes in 2021 to their Harwood design, this stunning home is presented in 'MOVE-IN' condition with MANY UPGRADES to the original specification including Amtico flooring throughout, kitchen cupboard doors, bathroom tiling, various fitted blinds, storage solutions in most cupboards and recently, a porcelain paved patio.

The property is positioned behind an attractive common green with maturing planted border providing a delightful open outlook to the front. To the side is driveway parking, with 2 electric charger points, and a DETACHED GARAGE. The Rear Garden is fully enclosed part wall/part fence and has recently been completely landscaped with porcelain paving stones.

The internal accommodation includes; Canopy porch, Reception hall, Study, Living room and fabulous open-plan family Dining/Kitchen, the kitchen having integral appliances and a central island with french doors and windows to the rear. There is also a downstairs cloakroom and concealed utility/laundry area.

Upstairs, the landing leads to FOUR Bedrooms, one with En-Suite shower room, two with fitted wardrobes and one with built-in wardrobe. There is also a contemporary Family Bathroom with bath and





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shower.

The property is within a short walk of the stunning High Street in the Roman market town of Alcester and the many amenities that the town has to offer along with the good selection of local schools, Alcester Grammar is approx. a 5 minute walk.







**Tax Band: F**

**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.

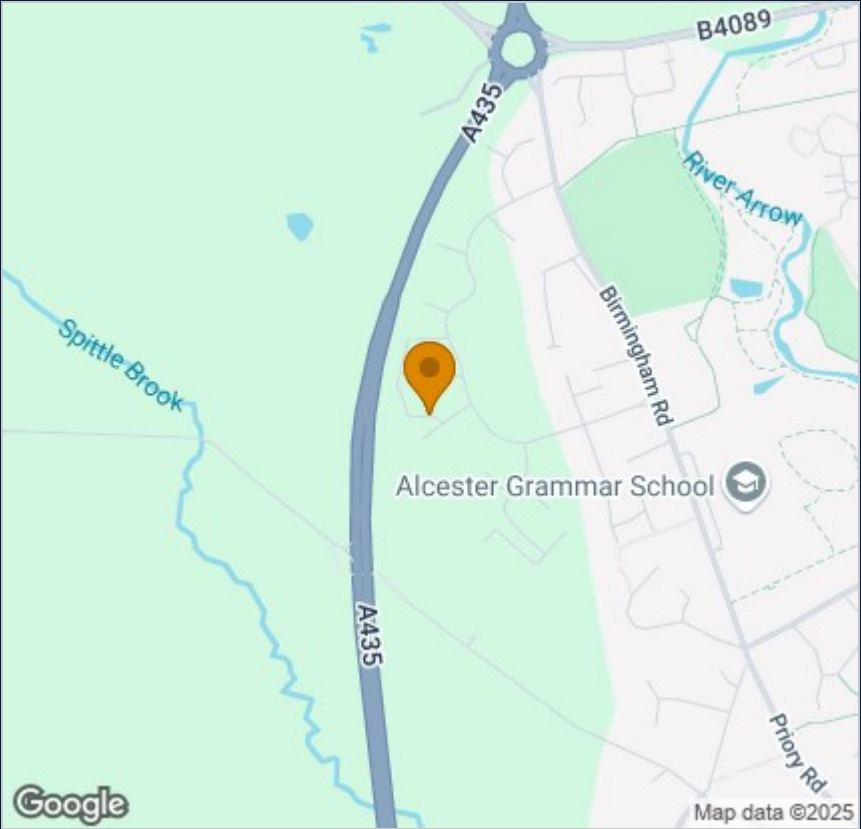
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



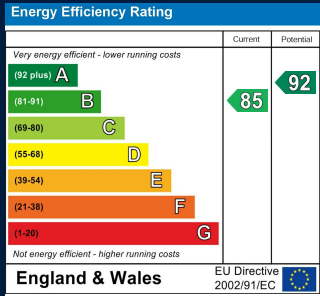
# Floor Plan



## 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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