



**Glebe Road ,**  
Alcester, B49 6FD

Jeremy  
McGinn & Co 



# Offers In The Region Of £350,000

 3  2  1  C

A modern THREE Bedroom Semi-Detached Family home built by Redrow in 2013 situated in a good position within a short walk of the town centre, several local schools and the many excellent amenities of the historic market town of Alcester itself.

The property is approached over a part garden/part gravelled frontage with tarmac driveway to the side proving parking for up to three vehicles. The drive leads to a Detached Garage.

A Canopy Porch at the front provides access into the Reception Hall. Doors open to; modern Downstairs Cloakroom, Living room at the front with picture window, an understairs cupboard (plumbed for washing machine), and an open-plan Dining/Kitchen with modern fitted kitchen cupboards in cream with woodblock effect worktops including a gas hob and wall-mounted double oven. There are french doors and a window from the Dining area out to the garden.

Upstairs; a bright Landing leads to the Three Bedrooms, the Master Bedroom having an En-suite shower room and fitted wardrobes. There is also a modern fitted Family Bathroom.

The good-sized Rear Garden is fully enclosed, part wall/part fencing and is mainly laid to lawn for minimal maintenance. A maturing laurel hedge covers one side and the rear. A shaped paved patio to immediate rear joins a path leading between two





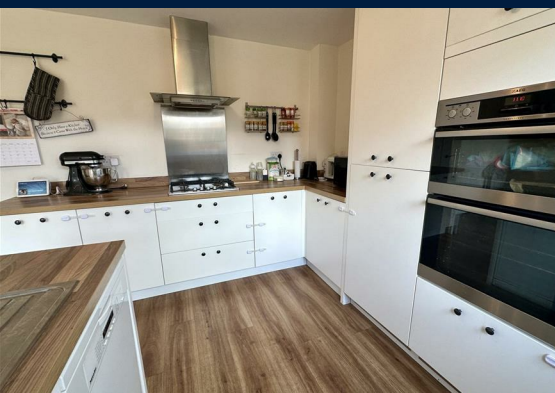
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areas of lawned garden with further paved seating area at rear.  
There is also an insulated timber Shed/Office with electric.







**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.

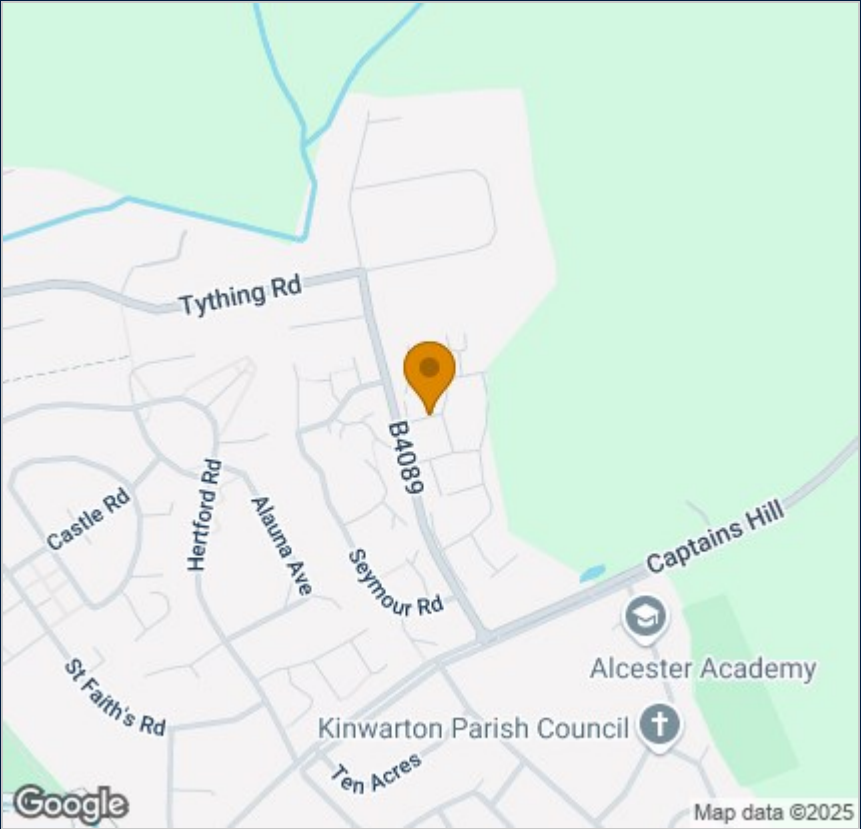
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



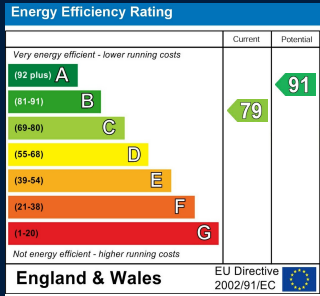
# Floor Plan



## Map



## Energy Performance



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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