



**Station Road ,**  
Alcester, B49 5ET

Jeremy  
McGinn & Co 



# Offers In The Region Of £425,000

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An Extended Victorian Mid-Terrace family home, full of character features, in a great location in the Roman market town of Alcester. The property is a short walking distance from the town centre and the many excellent facilities that the area has to offer including interesting cafes, pubs, local shops, post office, hair-dressers and a Waitrose.

There are several local schools all within walking distance including Alcester Grammar.

The property is approached over a block-paved Driveway to the front door. There is a small Reception Hall opening to the deceptively spacious accommodation which includes; Dining room with feature open-fire, Sitting room with feature fireplace with log-burner and french doors to rear, Downstairs Cloakroom, a galley-style, modern Breakfast Kitchen with integral appliances which opens to a very versatile Family/Garden room. This interesting room has full height windows to one side, bi-fold doors opening to the garden and 4 velux ceiling windows. First floor; Two Double Bedrooms and a Family Bathroom with claw-foot bath and a separate shower. Second floor; Master Bedroom with exposed ceiling trusses and an En-suite. There is further smaller Bedroom 4 currently used as a Dressing room.

Outside; Fully enclosed long Rear Garden with South-facing aspect which is landscaped to include a large (artificial) lawn enclosed either end by two good sized decked seating areas. At the far end there is a Summer house (home office) with electric supply, patio doors and windows.







**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.



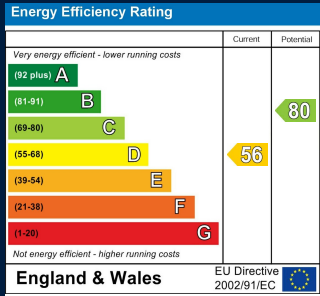
# Floor Plan



## 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.

49A High Street, Alcester, Warwickshire, B49 5AF  
Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com