



**Newport Drive ,**  
Alcester, B49 5BL

Jeremy  
**McGinn** & Co 



# Available at Offers In The Region Of £375,000



Situated in a sought-after road with great views to rear over farmland and trees beyond, an Extended, Semi-Detached property having been greatly improved by the current owner now providing comfortable and modern family accommodation throughout.

Internally the immaculate accommodation benefits from uPVC double glazing throughout and oak internal doors and offers, a good size Reception hall, Living room to the front with large bright bay window and to the rear, a fabulous and modern open-plan Dining/Kitchen and Family room. The fitted kitchen opens up to a Dining area which in turn, leads through to a bright Family room with french doors and windows to one rear wall overlooking the beautiful garden.

From the family room a door leads to a further rear hall with built-in storage, the Downstairs WC and the large Utility room with fitted kitchen cupboards and a further door to a versatile Study/Gym.

Upstairs; the Landing provides access, through oak doors, to the contemporary Bathroom (with great view to rear), and THREE BEDROOMS, two doubles and a good size single.

The Rear Garden is a particular selling point of this property. Having been beautifully maintained, filled with many attractive maturing garden plants, the garden has a fabulous open view over fields currently inhabited with sheep and woodland beyond. A gravelled seating area to immediate rear with large slate stepping stones leads from the property to the large lawn. There is a timber shed toward the rear.

Fenced to two sides with a wooden picket style fence across the rear making the most of the beautiful outlook beyond. Absolutely must be viewed.







**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.



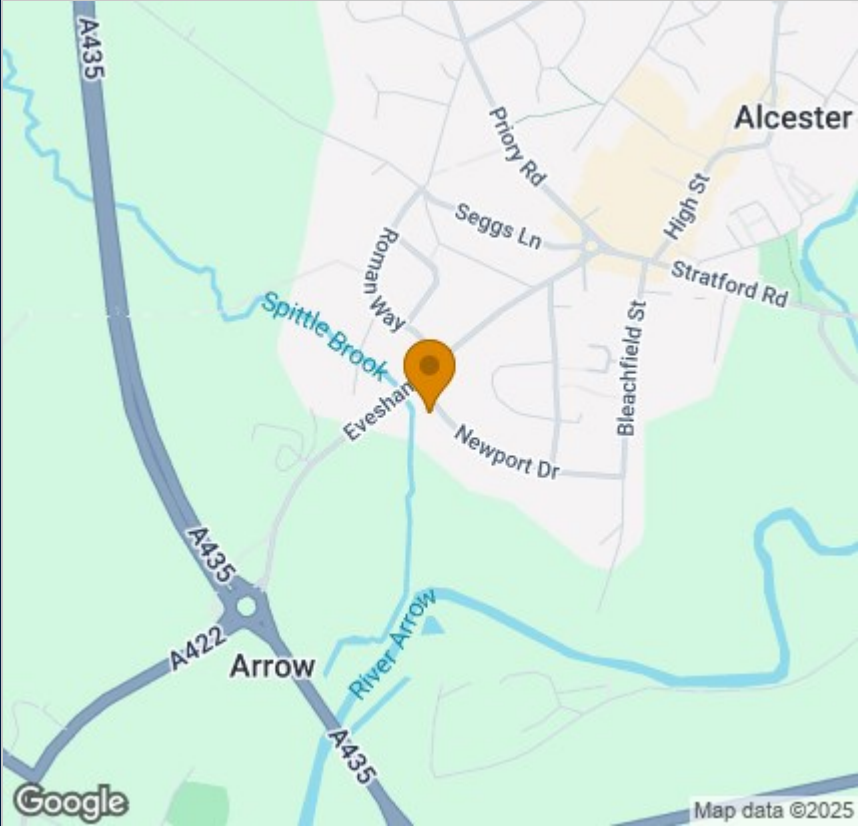
Floor Plan



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

Map



Energy Performance

