



**Alcocks Road ,**  
Alcester, B49 6RE

Jeremy  
McGinn & Co 



# Offers In The Region Of £310,000

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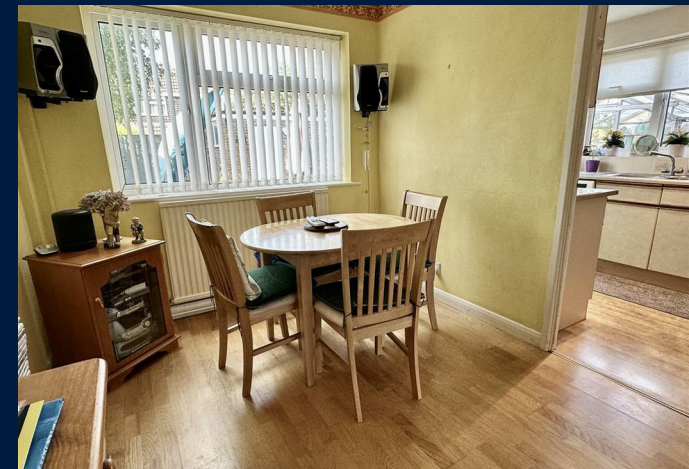
Offered for sale with NO UPWARD CHAIN, in need of Updating and Modernisation, a Semi-Detached family home set on a large corner plot with great potential to extend if required (subject to pp).

The property is situated in a peaceful and popular residential neighbourhood within a short walk of Alcester town centre with its variety of interesting shops, cafes, public houses, Doctors surgery to mention a few, and the excellent local schools alongside the country/riverside walks that surround the town.

The large frontage extends around the front of the house to the side where there is access and parking to the Detached Garage with electric door, at the rear of the garden.

Approached from the side, a path leads to a front door into an Entrance hall with staircase to the first floor. A door leads into a bright Living room with picture window to the front and double doors opening to the Dining room. From here there is access to the fitted Kitchen with door and windows to the garden. Upstairs, there are Three good size Bedrooms, two doubles and a single, and a fitted Wet room.

The rear Garden is fully enclosed, part fencing/part wall and has a SW aspect therefore affords a good deal of afternoon and evening sunshine, perfect for entertaining. There is a Greenhouse and a Shed.







**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.

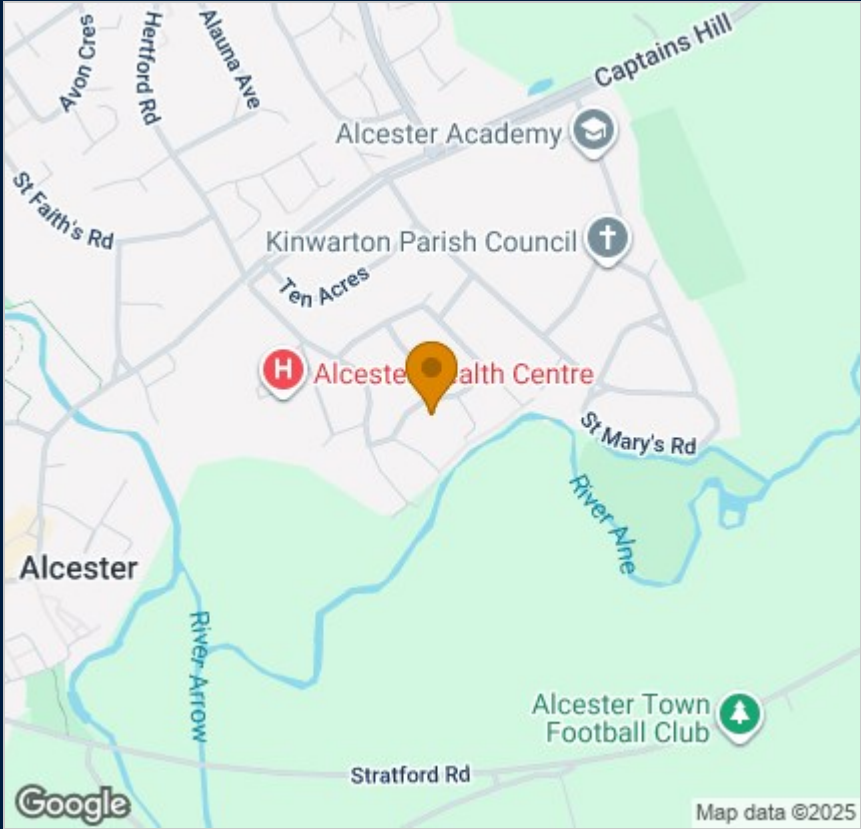
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



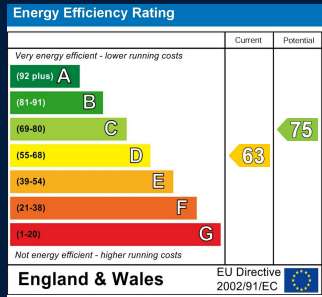
# Floor Plan



## 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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