



Birmingham Road ,
Alcester, B49 5EG

Jeremy
McGinn & Co 

Available at Offers In The Region Of £485,000



Immaculately presented, bright and spacious, Extended, Semi-Detached Family home with many character features of the original build, in an elevated position on the edge of Alcester with a fabulous large Rear Garden with Westerly aspect.

This beautiful property has been meticulously maintained by the current owners and is situated a couple of minutes walk from Alcester Grammar School.

Internally, the accommodation includes, a Porch with built-in storage opening to a welcoming Reception hall with wood-effect flooring which continues to the impressive Dining room and, the Downstairs WC.

A good size Living room to the rear has sliding doors to a Conservatory. There is also a modern fitted Breakfast Kitchen with cream fitted cupboards set off with granite worktops and splash backs. The kitchen has an integral dishwasher and space for a range-style cooker and American-style fridge. A door leads out to a covered Rear Porch with access to the garden and the Utility at the rear of the Garage. These areas provide much useful storage space.

Upstairs, an attractive Landing leads to the FOUR BEDROOMS and a Family Bathroom. The Master Bedroom has windows to two aspects and a modern En-Suite. Two other double bedrooms have built-in wardrobes.

The front of the property has a raised and shaped lawn alongside the block-paved Driveway which provides parking for 3/4 vehicles.

The LARGE REAR GARDEN has a perfect Westerly aspect and is mainly laid to lawn, fenced to all sides and has a good-size patio to immediate rear. There are two sheds to the rear and a small vegetable patch.





Tax Band: C

Council: Stratford

Tenure: Freehold

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

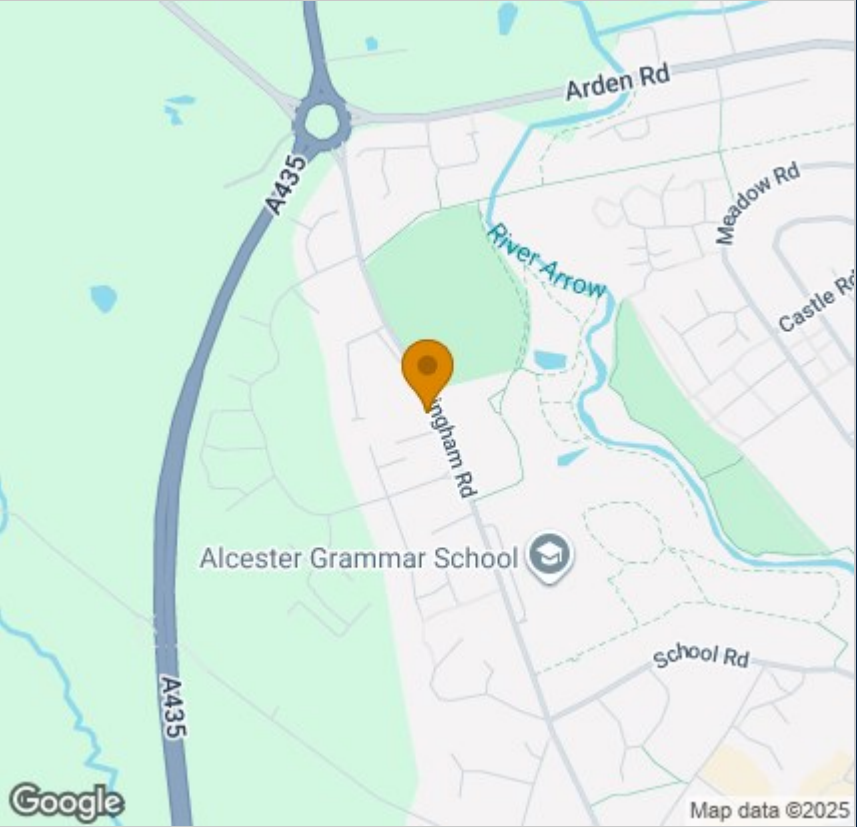
Floor Plan



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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Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
EU Directive 2002/91/EC		
England & Wales		

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