



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

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.

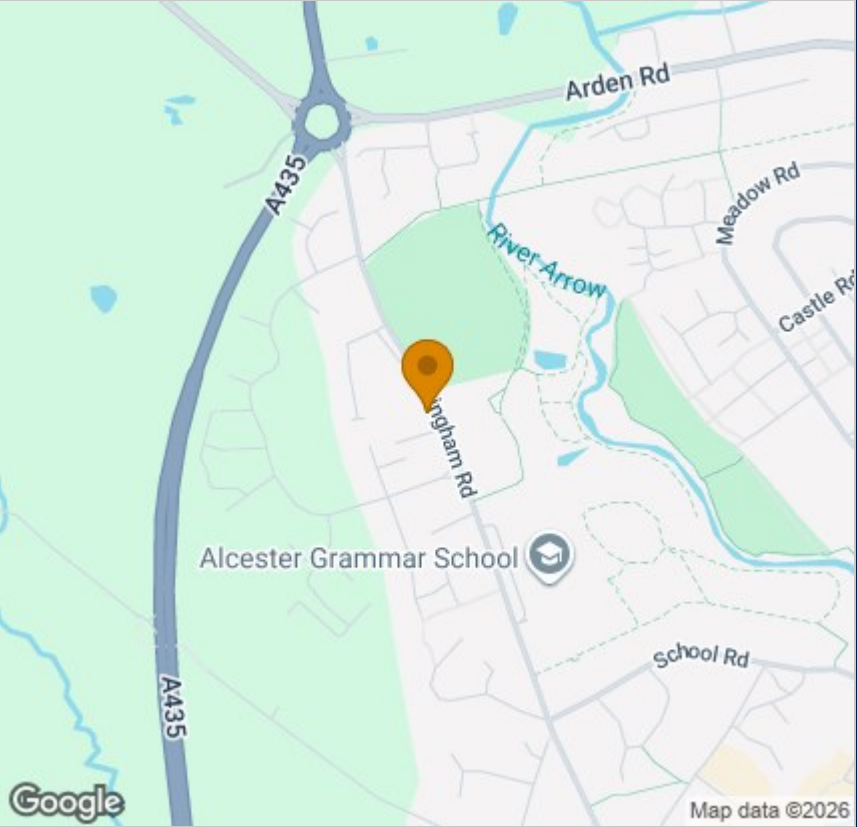
Floor Plan



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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