



Throckmorton Road ,
Alcester, B49 6QJ

Jeremy
McGinn & Co

Offers In The Region Of £525,000

4 3 3 D

A great opportunity to acquire a substantial DETACHED FAMILY HOME currently adapted, to allow for 3-Generation Family Accommodation having been creatively set-up by the current owners to provide a self-contained ANNEXE with Bedroom/Living area, fitted Kitchen, Conservatory and a modern Bathroom allowing privacy for young/elderly relatives to reside alongside family while retaining their own lifestyle and independence. The living area of the Annexe accommodation includes an unobtrusive, 'Wessex' internal lift rising to a first floor bedroom which can be closed off with trap door.

The remaining family-size accommodation includes a good size Living room, downstairs Cloakroom and a contemporary and open-plan Family Dining/Kitchen with integral appliances and french doors to the garden.

Upstairs a good size landing gives access to FOUR Bedrooms, one with En-suite shower room and a modern family Bathroom. A loft ladder gives access to an extensive Attic-room with Velux windows that would be ideal for converting to further accommodation (subject to building regulations if required).

Outside, the property has parking for 3/4 vehicles to the front. To the rear there is a larger than average enclosed Garden benefitting from a SOUTHERLY ASPECT with a good size lawn, paved patio and decked seating areas along with many mature attractive shrubs and small garden trees.

Situated in a very desirable and sought-after



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residential area in Alcester, the property is within a short walk of the towns beautiful High Street where many everyday amenities are available along with several Schools that serve the area, including Alcester Grammar school.





Tax Band: E

Council: Stratford

Tenure: Freehold

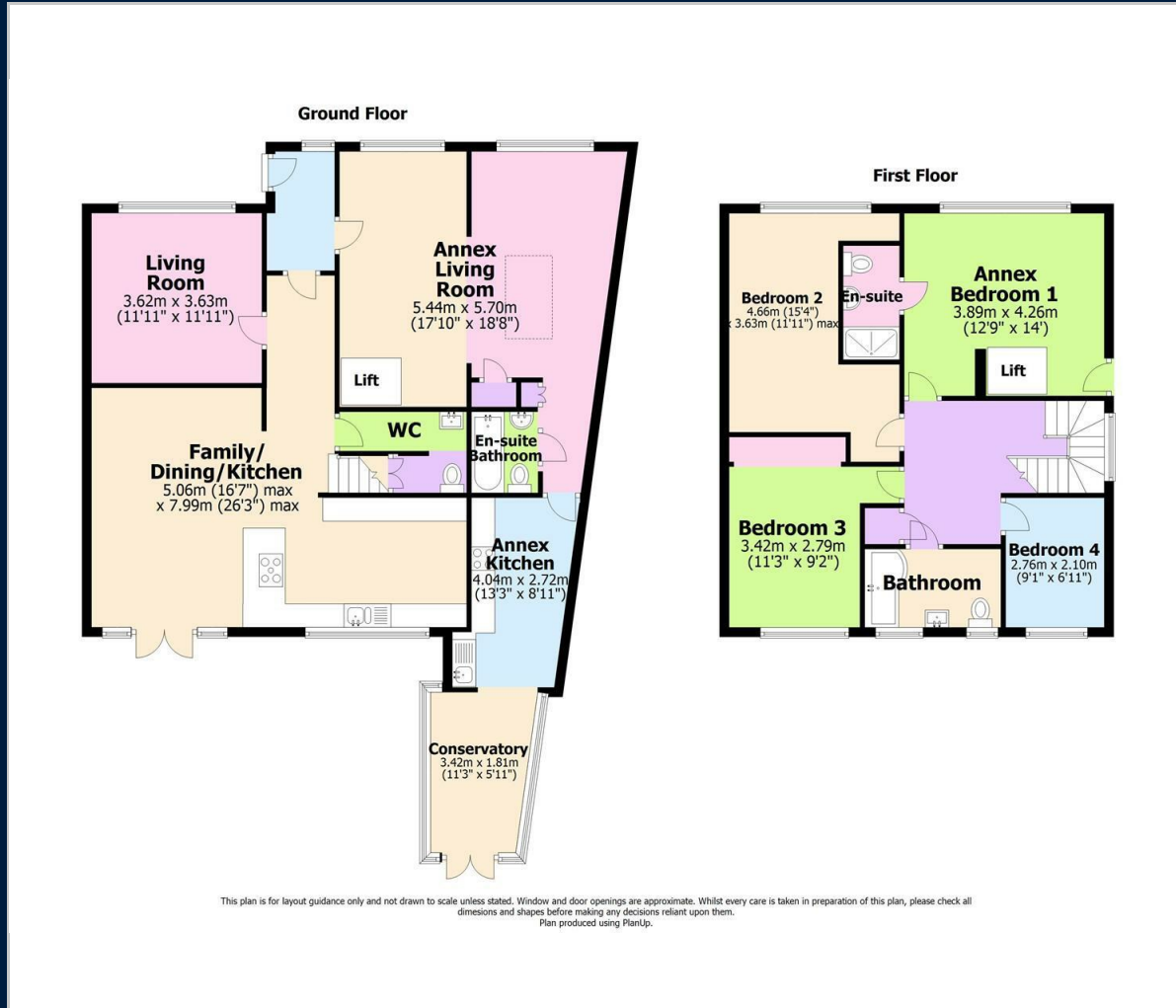


Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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.



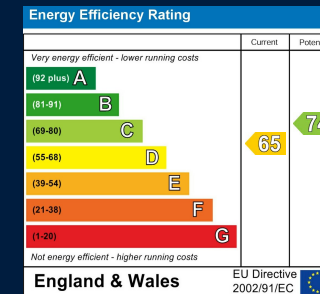
Floor Plan



Map



Energy Performance



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