



Boehm Drive ,
Alcester, B49 6FG

Jeremy
McGinn & Co

Offers In The Region Of £350,000

3 2 1 C

A beautifully presented, modern Semi-Detached family home in a great position in a small cul-de-sac and close to open woodland. The property was built by Redrow approx. 12 years ago and has been maintained to a high standard and is within a short walk of the town centre, several local schools and the many excellent amenities of the historic market town of Alcester itself.

To the front the property has a Driveway providing parking for two vehicles. A Canopy Porch opens to the Reception Hall with staircase and wood effect flooring that continues into a bright Living room with picture window to the front.

The hall continues to the modern Dining Kitchen having a good range of kitchen cupboards, integral appliances including a wall-mounted double oven and separate ceramic hob, along with french doors and a window to the garden. A peninsula forms the divide between the Kitchen and the Dining area. There is also a Downstairs WC and an Under-stairs Cupboard

Upstairs; the Landing leads to THREE BEDROOMS, one with fitted wardrobes and an En-Suite shower room, a Family Bathroom and another good size cupboard.

Gated side access leads around to the enclosed Rear Garden which has a Westerly aspect (good for enjoying the afternoon and evening sunshine), mainly laid to lawn with paved patio and large decked area to rear.





Tax Band: C

Council: Stratford

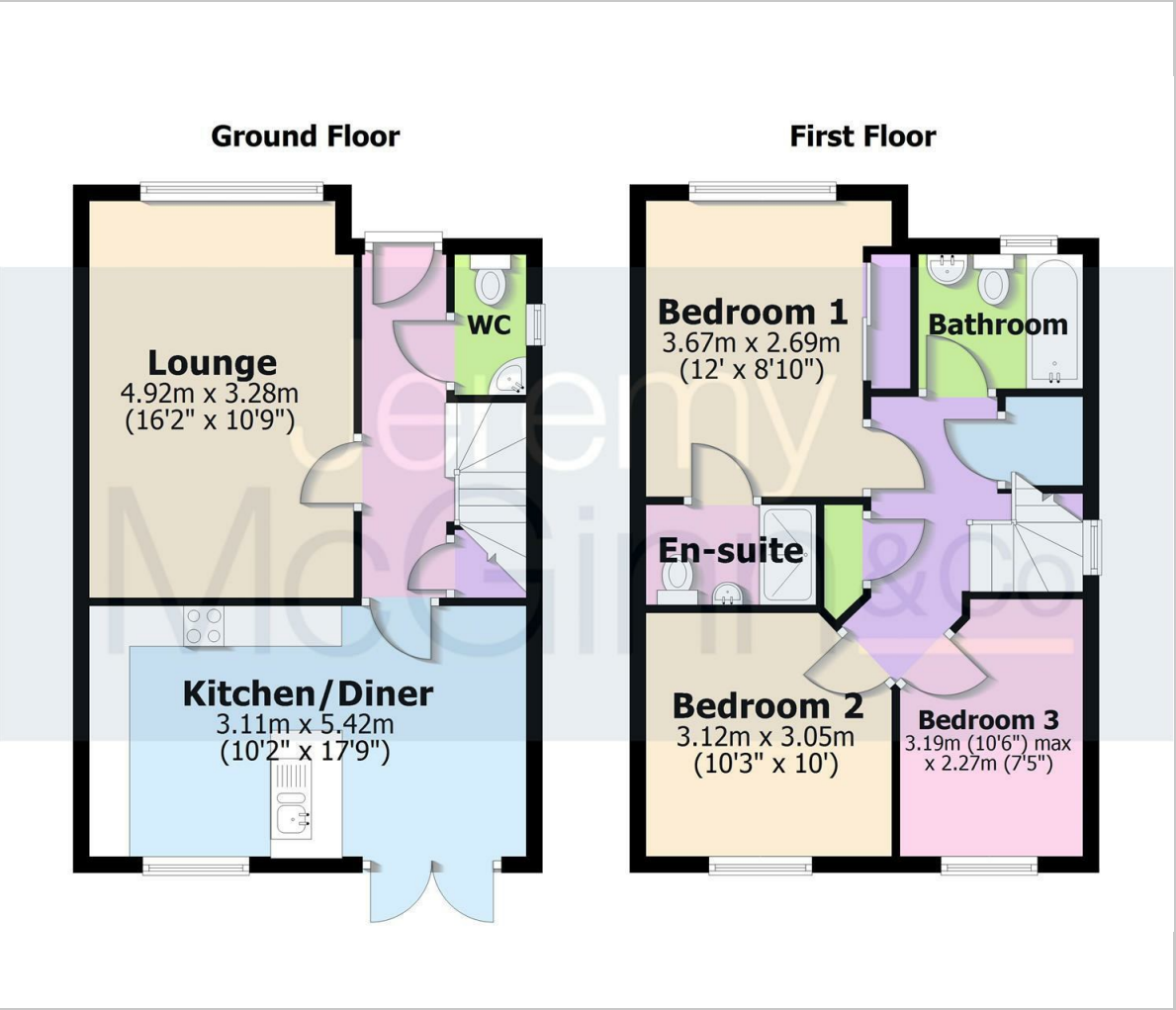
Tenure: Freehold

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.

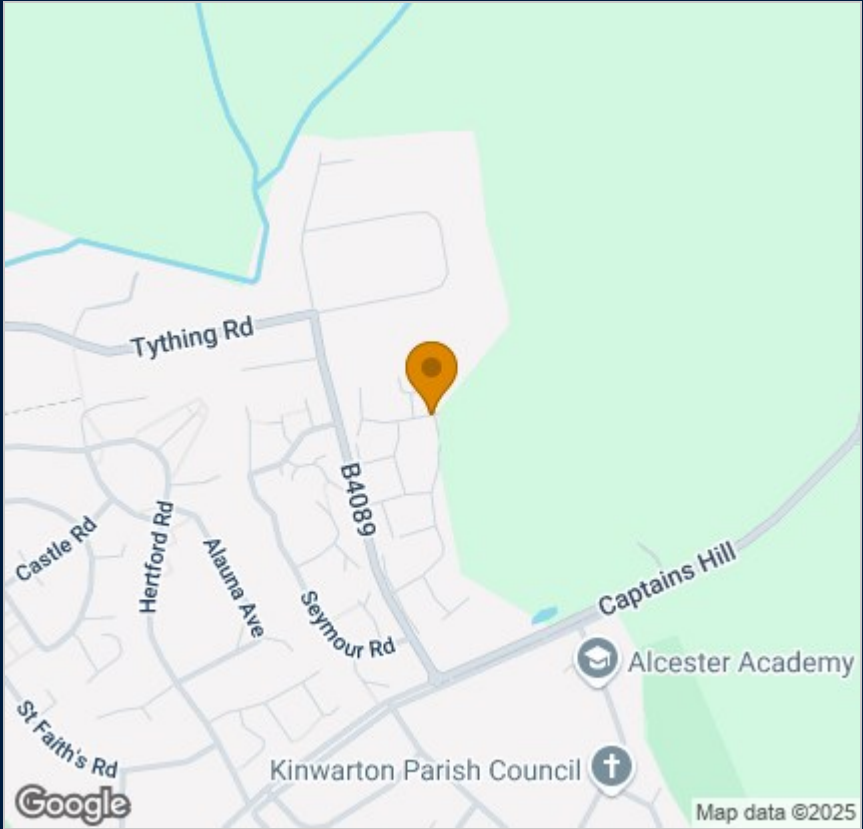
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



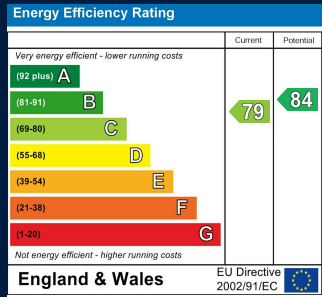
Floor Plan



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.

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