



The Rookery ,
Alcester, B49 5AT

Available at Offers In The Region Of £295,000



Charming Renovated Detached Home in the Heart of Alcester

Situated just a two-minute walk from Alcester High Street, this unique detached property enjoys an enviable position within easy reach of the town's shops, cafés and local amenities. Set within a small communal courtyard and benefitting from one allocated parking space, the property has been completely renovated by the current owner and offers deceptively spacious, comfortable living accommodation without the upkeep of a traditional garden.

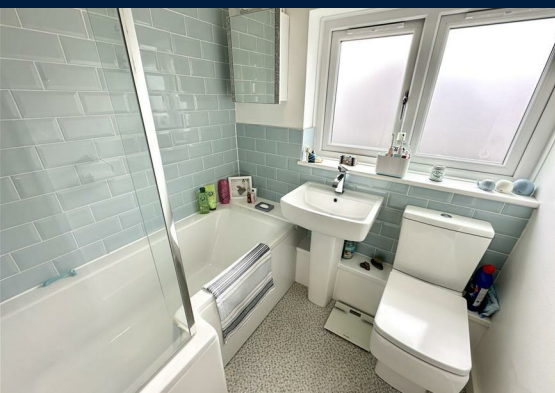
The property is approached via a composite front door leading into a small entrance porch, which opens into the welcoming reception hall. From here, stairs rise to the first floor and stylish internal oak doors provide access to the ground floor accommodation. The smartly fitted Howdens kitchen offers a modern and practical space for cooking, while a separate matching utility room provides plumbing for a washing machine and dryer, along with space for a tall fridge. The bright and spacious living/dining room enjoys windows to both the front and rear, creating a light and airy feel, and features attractive wood-effect flooring which continues throughout the ground floor.

A door from the kitchen leads out to a small, artificially lawned area within the courtyard. The current owner uses this as a convenient spot for outdoor seating, and it also provides easy access to the allocated parking space.

Upstairs, a staircase with a half-turn leads to the landing where oak doors open to two generous double bedrooms, both fitted with wardrobes, along with a modern, well-appointed bathroom. The landing also benefits from a useful storage cupboard and access to a fully boarded loft with ladder.

Presented in excellent 'move-in ready' condition, this attractive and low-maintenance home would make an ideal first-time purchase or a fantastic investment opportunity in a highly convenient town centre location.





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.

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



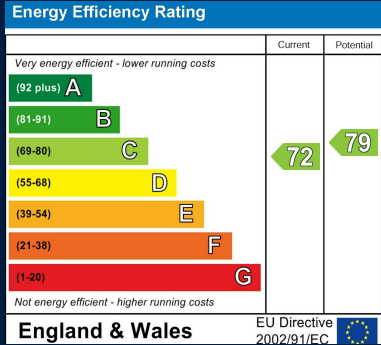
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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



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