



**Abbey Mews ,**  
Alcester, B49 5BY

Jeremy  
McGinn & Co 

# Available at Offers In The Region Of £299,500



GREAT LOCATION 4 MINS WALK TO TOWN \* IMMACULATE  
TWO-BED MODERN SEMI-DETACHED \* COURTYARD  
GARDEN \* PRIVATE PARKING \*

Situated in a sought-after location, a few minutes walk from the centre of Alcester and the excellent amenities of the Town, a beautifully presented TWO BEDROOM modern home benefitting from a delightful Courtyard Garden and allocated parking in Abbey Mews Courtyard.

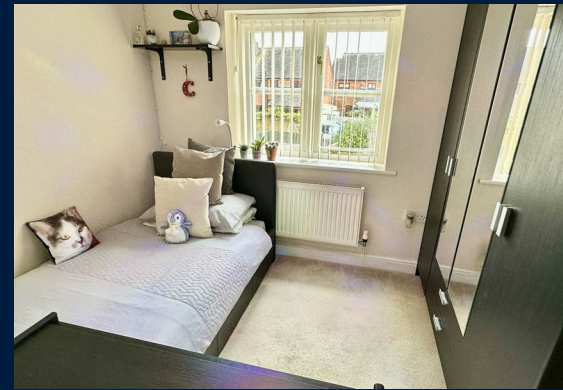
The property is approached from the front into the reception hall where a staircase rises to the first floor. The accommodation includes; A bright Living room with feature fireplace, window to front and french doors to the courtyard garden. A Downstairs WC and, a modern fitted Kitchen with integral appliances.

The staircase rises to the landing leading to the re-fitted Bathroom and TWO good size Bedrooms, one with a built-in double wardrobe and windows to front and rear.

The Courtyard Garden is enclosed with part fence/part brick wall with an attractive honeysuckle vine across the wall. A timber rear gate leads out to the parking beyond. Mainly laid with stone chips, there is a paved seating area and two substantial storage sheds, one with electric supply.

Agents Note; Although the property is Freehold, we understand there is a 'voluntary' maintenance charge (approx £200 pa), for the upkeep of the communal parking area of the Mews.





**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.

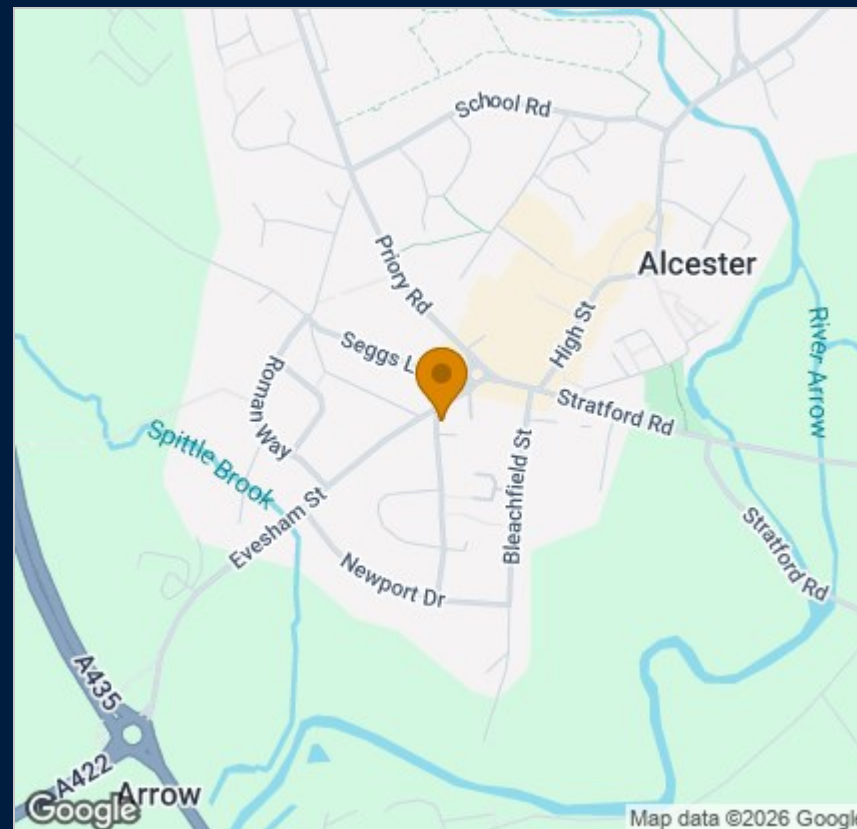


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# Floor Plan



# 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			
		72	78
England & Wales		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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