



**Newport Drive,**  
Alcester, B49 5BJ

Jeremy  
McGinn & Co 

Available at  
Offers In The Region Of £375,000



Ideally positioned within easy walking distance of the High Street and the town's excellent amenities, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

The property has been extended to the rear, creating generous ground-floor living space perfectly suited to modern family life.

Entering, you are welcomed by a large, light-filled living room featuring wood-effect flooring and a feature fireplace. The modern fitted kitchen is well-appointed with ample storage and a breakfast bar, and provides access to a useful lean-to, plumbed for laundry appliances.

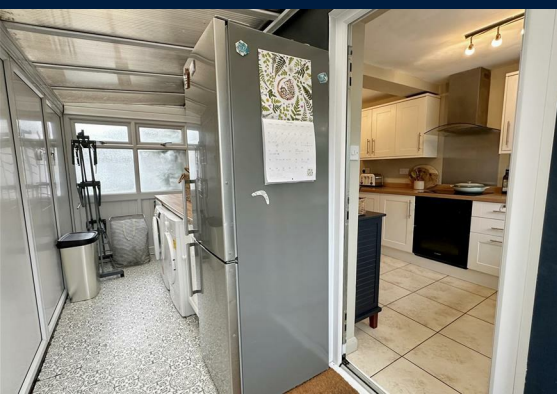
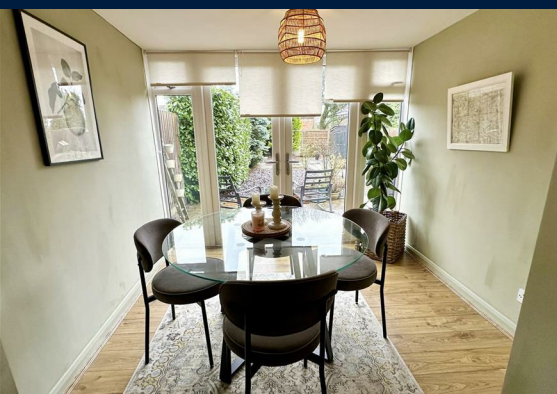
To the rear, a versatile dining/family room enjoys French doors opening directly onto the garden — ideal for entertaining or relaxing while enjoying the sunny aspect.

Upstairs, there are three well-proportioned bedrooms and a stunning family bathroom, complete with a freestanding bath and separate shower enclosure, offering both style and practicality.

Externally, the property continues to impress. The front boasts a block-paved driveway providing off-road parking for two to three vehicles. The generous south-facing rear garden is fully enclosed for privacy and designed for low maintenance, predominantly paved with two shaped decorative slate areas. Mature hedging and fencing create a private setting, while a timber shed and rear pedestrian gate provide additional convenience, with access to nearby walking areas and surrounding farmland.

This is a superb opportunity to acquire a well-maintained family home in a highly desirable location.





**Tax Band: C**

**Council: Stratford**

**Tenure: Freehold**

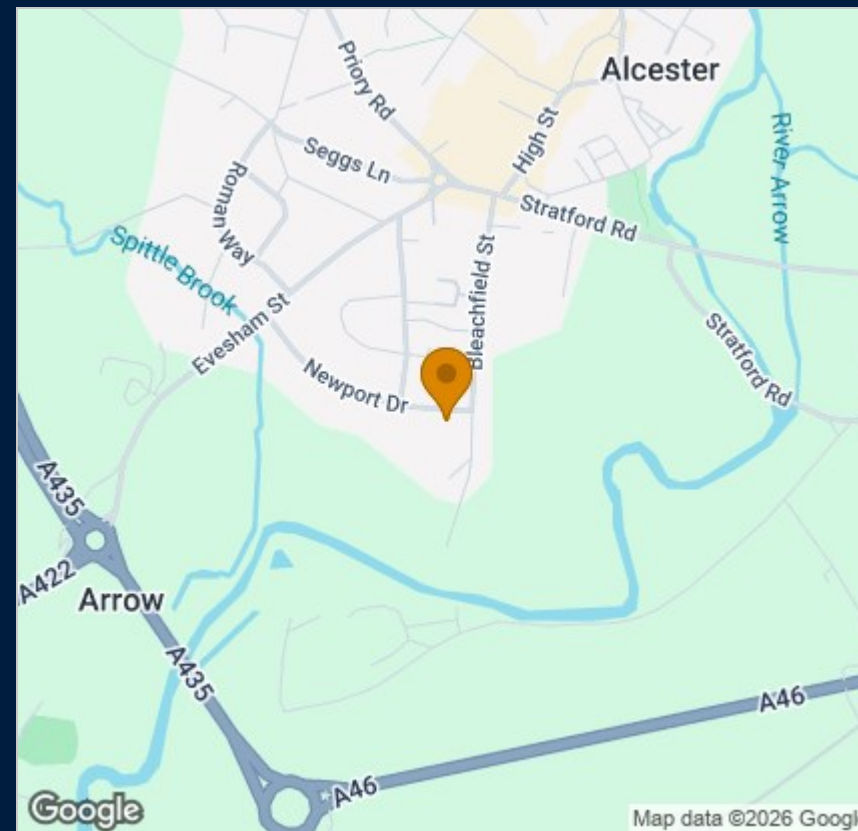
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Money Laundering Regulations – Identification Checks

In line with 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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