



Cross Road ,
Alcester, B49 5EX

Jeremy
McGinn & Co 

Available at Offers In The Region Of £400,000



A very well-presented Detached Family home situated in a desirable and mature area of Alcester within walking distance of the High Street and the many great amenities that the area has to offer including great local schools.

The property has a brick built Workshop/Garage/Home Office in the Rear Garden which could easily lend itself to multiple uses or converted to an ANNEXE for separate family accommodation.

A GATED frontage, with electric gate, opens to a large driveway providing parking for at least three vehicles. There is a car port at the side which leads through to the rear garden.

Internally, the modern accommodation includes, entrance porch and reception hall, bright Living room to the front and impressive Family/Dining/Kitchen with integral appliances and french doors overlooking the garden. There is also a Downstairs WC and a useful 'boiler room' housing the boiler with plumbing for an automatic washing machine and dryer. Upstairs there are THREE BEDROOMS, two doubles and a further single bedroom. There is also a modern fitted Bathroom.

The Rear Garden is of a good size, mainly laid to lawn and fully enclosed to all sides. A paved patio stretches across the rear of the property and continues down one side to a versatile, Detached Office/Workshop/Annexe. This room has electricity connected, a door and window along with a garage-style door. It could easily be adapted to various uses.

A great family home in a desirable location with lots of potential.





Tax Band: D

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

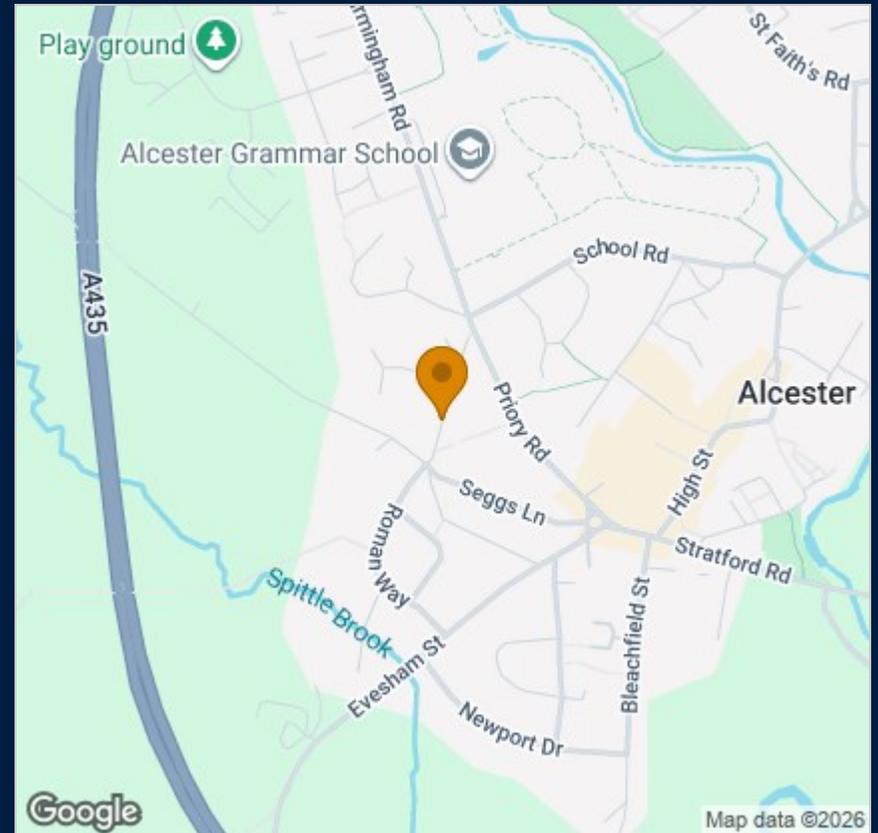
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To 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



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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