Throckmorton Road,

Alcester, B49 6QA

Jeremy McGinn &Co

Available at
Guide Price £350,000

3 1 2 C

Situated in a well-established residential location within the historic market town of Alcester, this mature three-bedroom semi-detached home enjoys a highly convenient position within walking distance of the town's excellent amenities, including highly regarded schooling, a traditional High Street with a variety of independent shops and cafés, and a Waitrose supermarket.

The property is set back from the road behind a generous double-width driveway providing ample off-road parking and offers spacious family accommodation throughout. Benefiting from gas-fired central heating and double glazing, the accommodation briefly comprises an enclosed entrance porch leading into a welcoming reception hall, a comfortable living room, and a separate dining room with patio doors opening onto the rear garden. The fitted kitchen is equipped with an integrated oven and hob and provides access to a useful side passageway, which in turn leads to a utility room and offers direct internal access to the good-sized garage.

To the first floor are three well-proportioned bedrooms together with a modern shower room.

Without doubt, a particular feature of the property is the delightful rear garden. Enjoying a pleasant private aspect backing directly onto the school playing fields, the garden is of excellent proportion and has been attractively landscaped with an abundance of mature shrubs, flowering plants and established borders, creating a wonderful outdoor space for both relaxation and family enjoyment.

Tax Band: C

Council: Stratford on Avon District Council

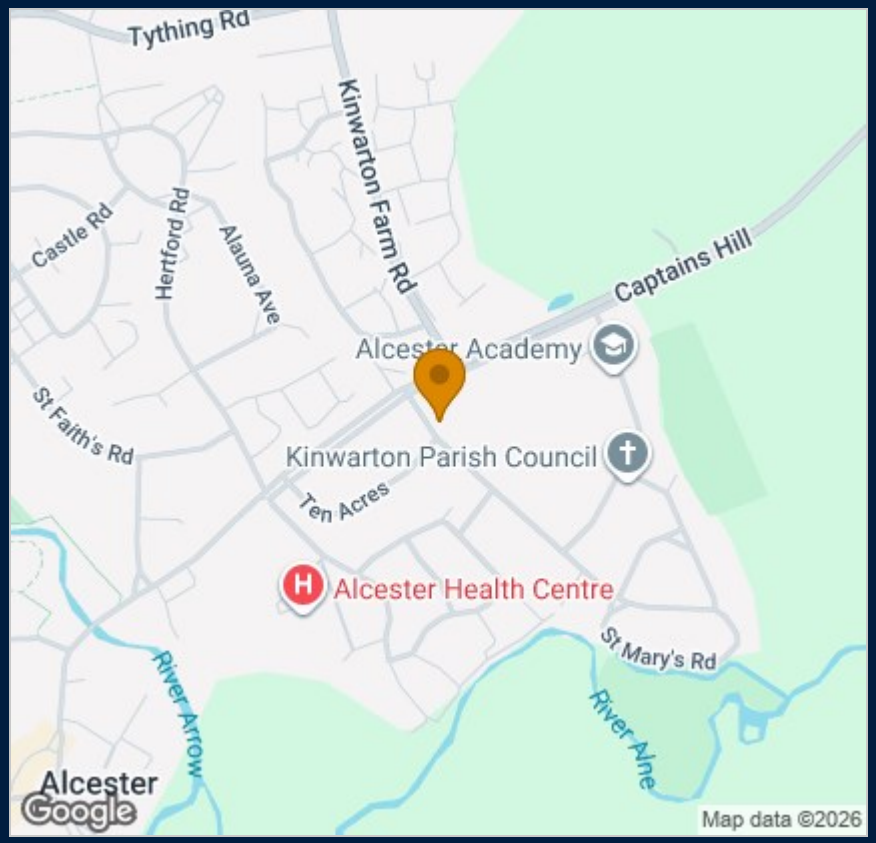
Tenure: Freehold

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.

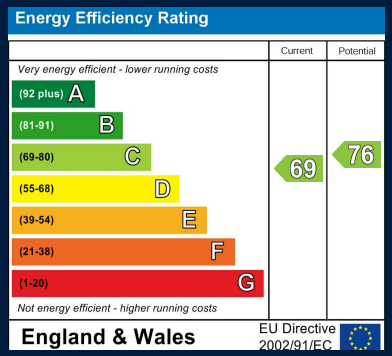
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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

Floor Plan

Map



Energy Performance



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