



**Swan Street ,**  
Alcester, B49 5DP

Jeremy  
McGinn & Co 

# Available at Guide Price £435,000



Tucked away in a courtyard location this property is situated within a short stroll of the historic High Street with its range of independent shops & cafés and really does offer all the benefits and convenience of Town Centre living whilst offering plenty of peace and quiet.

The property itself comprises a Grade II list link detached cottage with courtyard garden and parking for 2 cars and offers generously proportioned and hugely characterful accommodation with masses of exposed timbers/stone maintaining a wealth of period charm throughout - Breakfast Kitchen, Snug/Dining Room, Full Depth Sitting Room with Inglenook Fireplace, Guest Cloaks/WC, Landing, Principle Bedroom with Ensuite Shower, 2 Further Double Bedrooms & Bathroom.

Outside there is a courtyard garden and parking for 2 vehicles.

Tenure: Freehold





**Tax Band: B**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

**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.

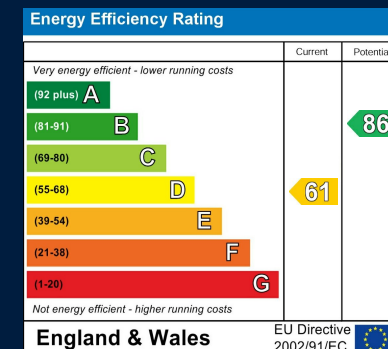
# Floor Plan



# Map



# Energy Performance



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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