



Mayors Drive,
Alcester, B49 5RG

Jeremy
McGinn & Co 

Available at
Offers In The Region Of £375,000



A beautifully presented THREE bedroom SEMI-DETACHED family home in a great position having an OPEN OUTLOOK TO THE FRONT with a small natural-style playground a short walk away, built by Bloor homes approx. 3 years ago therefore retaining 7 years of an NHBC warranty certificate.

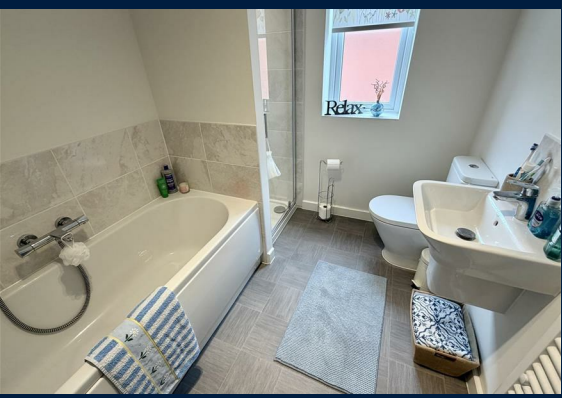
The property includes a recently LANDSCAPED REAR GARDEN with a Westerly aspect, part fenced/part walled by the Garage, with patio and dwarf wall edging the neat lawn. A timber gate at the side leads out to the Driveway which provides parking for two and the DETACHED GARAGE.

Internally, the bright accommodation includes; Reception hall, Living room with picture window to the front, inner hall with doors to the Downstairs Cloakroom and a large Under-stairs Cupboard. A door from the hall opens into the modern fitted Dining Kitchen with integral appliances and french doors over-looking and opening to the garden.

Upstairs, the Landing opens to the Family Bathroom, with bath and separate shower, Three Bedrooms, the main bedroom having a built-in cupboard and an En-Suite Shower room.

There is an Estate charge of approx. £146.00 per annum.





Tax Band: D

Council: Stratford

Tenure: Freehold

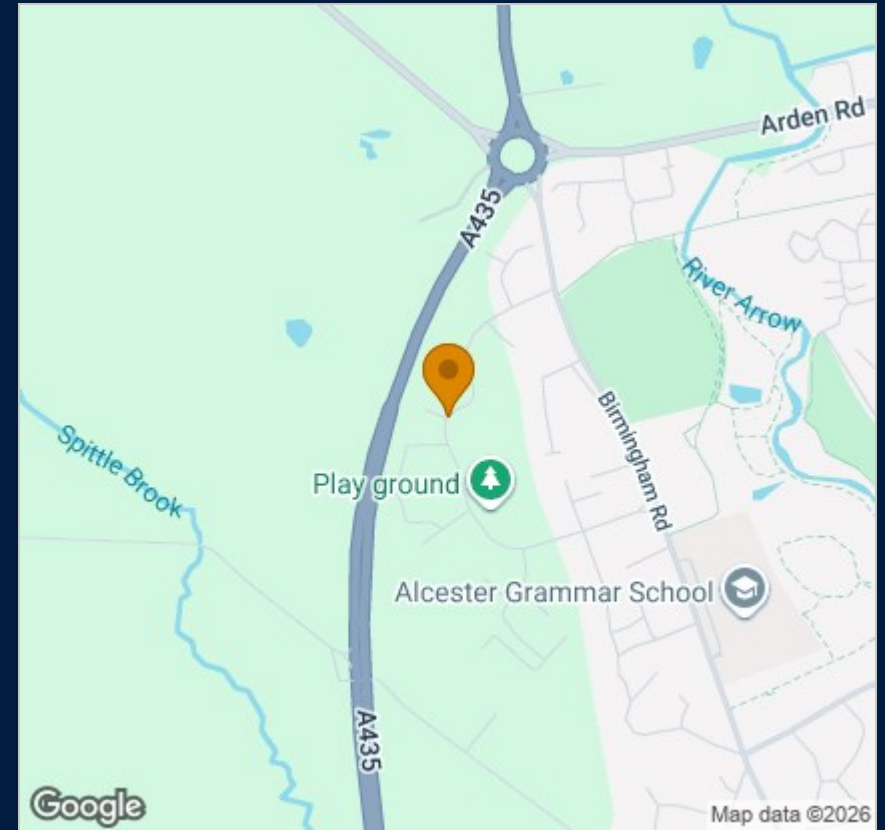
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(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.

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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