



Hertford Road,
Alcester, B49 6AS

Jeremy
McGinn & Co 

Available at Offers Over £250,000



Situated in an established residential location within easy walking distance of Alcester town centre, this traditional three-bedroom semi-detached home offers well-proportioned accommodation and excellent potential for further enhancement.

Set back from the road behind a generous gravel driveway providing off-road parking for up to three vehicles, the property is approached via an entrance hallway leading through to a fitted kitchen and a comfortable living room with a feature fireplace. In addition, there is a useful store room which offers excellent scope to be incorporated into the main accommodation, subject to any necessary consents, creating additional living space if desired.

To the first floor are three bedrooms, a family bathroom and a separate WC.

Outside, the property enjoys a pleasant and mature rear garden, predominantly laid to lawn and complimented by established planting.





Tax Band: B

Council: Stratford on Avon District Council

Tenure: Freehold

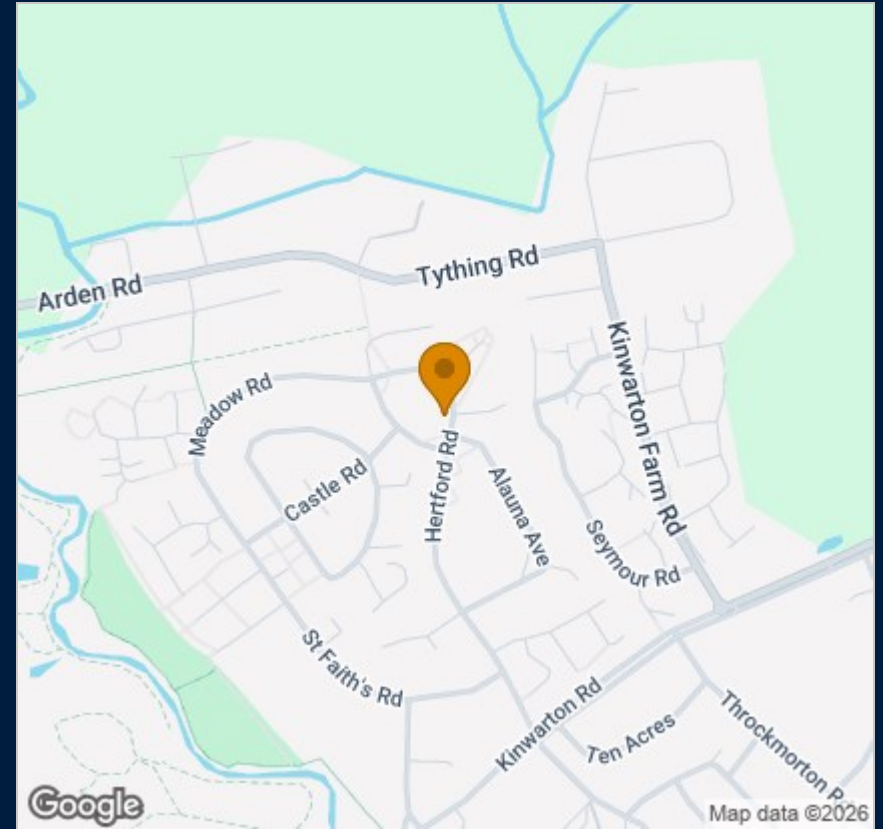
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

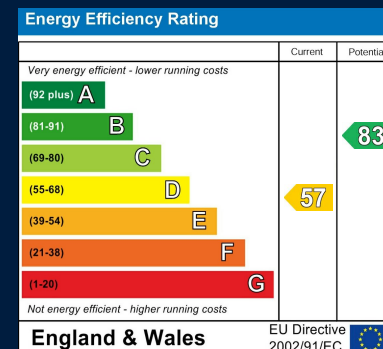
Floor Plan



Map



Energy Performance



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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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