



Poplar Close , Oversley Green

Alcester, B49 6PL

Jeremy
McGinn & Co 

Offers In The Region Of £500,000



Situated in the sought-after area of Oversley Green, on the outskirts, and a short walk from, the Roman market town of Alcester, a rare opportunity to acquire a bright and spacious DETACHED BUNGALOW in a prime spot with a large garden backing onto OPEN COUNTRY VIEWS towards Oversley Woods.

The property offers well presented and versatile accommodation with the possibility of Extension /Improvement (subject to pp) to create a fabulous family home in a great location.

The internal accommodation includes; Reception Hall, Living room with french doors out to the garden, open-plan Dining Kitchen, again with french doors and windows out to the garden, a Utility room with WC and access into the large GARAGE with electric door & loft access to a sizeable storage loft.

From the hall, doors open to the THREE Double Bedrooms, one of which has an En-Suite shower room. There is also a well-fitted Bathroom.

The large frontage of the bungalow is block-paved to provide parking for at least four vehicles. There is a small shared driveway with the adjacent property.

The Large Rear Garden, being a particular feature of the property has a southerly aspect and stretches across the rear of the bungalow continuing out to the side adjacent to the neighbouring garden. Being mainly laid to lawn, the garden has a mature



Offers In The Region Of £500,000



hedge currently screening the bungalow from the fabulous views beyond. There is a shed and greenhouse.

The property is offered For Sale with NO UPWARD CHAIN.





Tax Band: E

Council: Stratford

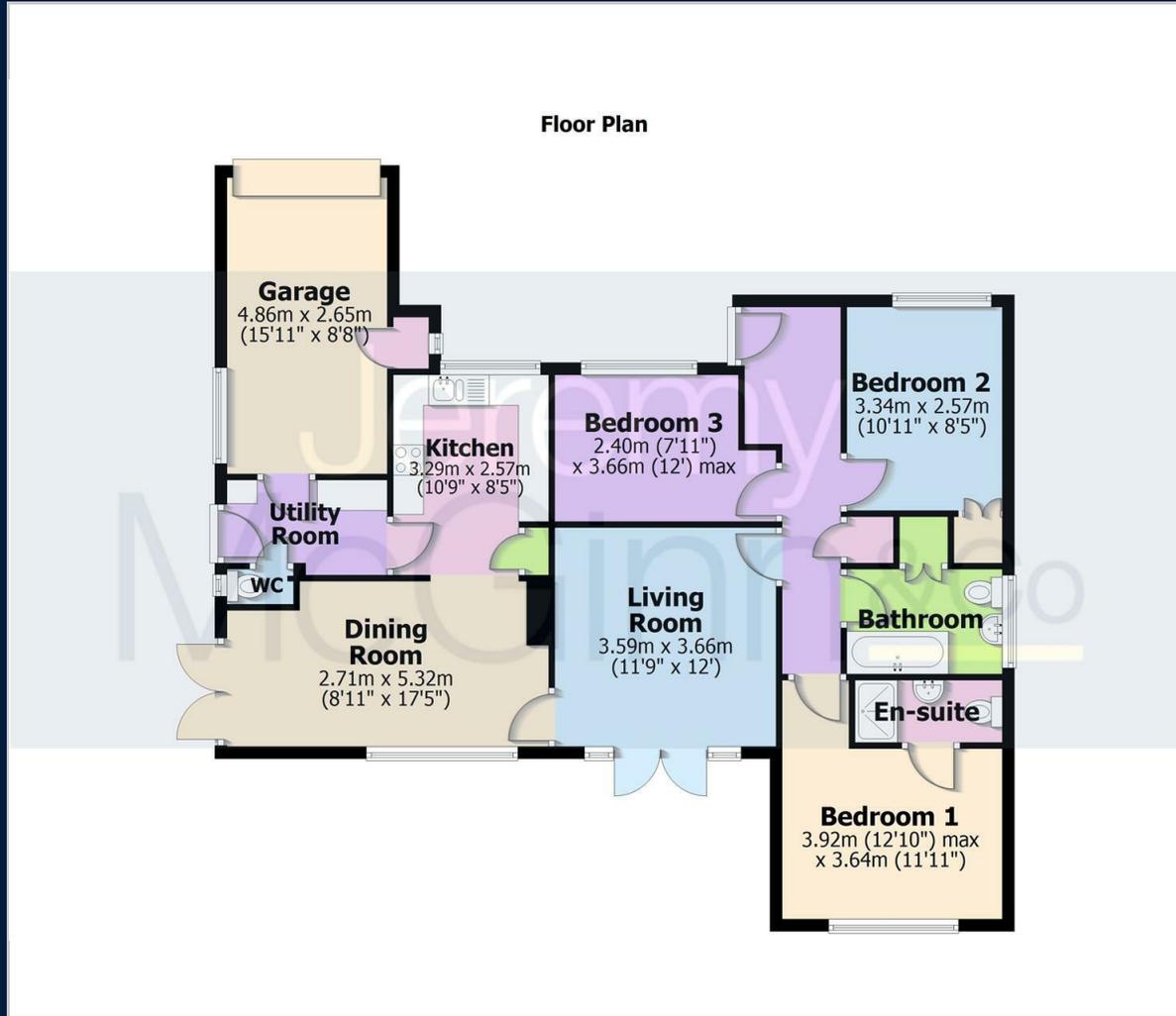
Tenure: Freehold

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.

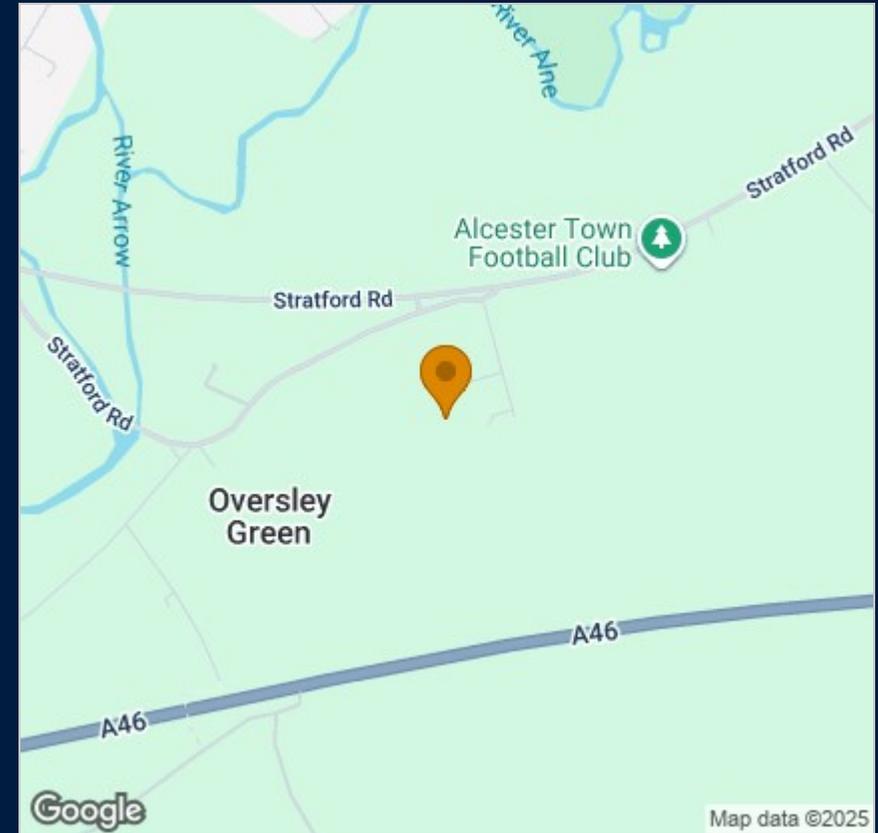
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway 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			
(81-91) B			
(69-80) C		79	84
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

49A High Street, Alcester, Warwickshire, B49 5AF
 Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com