



Fairwater Crescent ,
Alcester, B49 6QX

Offers In The Region Of £300,000

 3  1  1  C

Offered For sale with NO UPWARD CHAIN an ideally positioned Semi-Detached property tucked up a small CUL-DE-SAC with a pleasant aspect to the front over common ground and mature trees, within a short walk of the attractive High Street of Alcester along with its many unique and interesting shops, cafes, public houses and convenience stores.

The property is approached over a driveway for two vehicles with side access leading to a DETACHED GARAGE situated in the rear garden, which is decoratively paved for easy maintenance with a sunny WESTERLY ASPECT, perfect for summer evening relaxing. There is also a lawned front garden enclosed with mature shrubs.

Internally the bright accommodation, which benefits from uPVC double glazing and gas central heating, includes an entrance hall opening to the good size Living room with a feature gas fireplace and picture window to the front. Open access leads through to the Dining room with french doors to rear and an integral door into the fitted Kitchen with windows to two aspects filling the room with natural light.

Upstairs; internal doors from the landing lead to THREE BEDROOMS, two of which are good-size doubles and have built-in wardrobes/cupboards and, a fitted family bathroom.

Great opportunity as a First Time Buy offering much potential to put your own stamp on a bright and spacious home in an excellent position. EPC-C





Tax Band: C

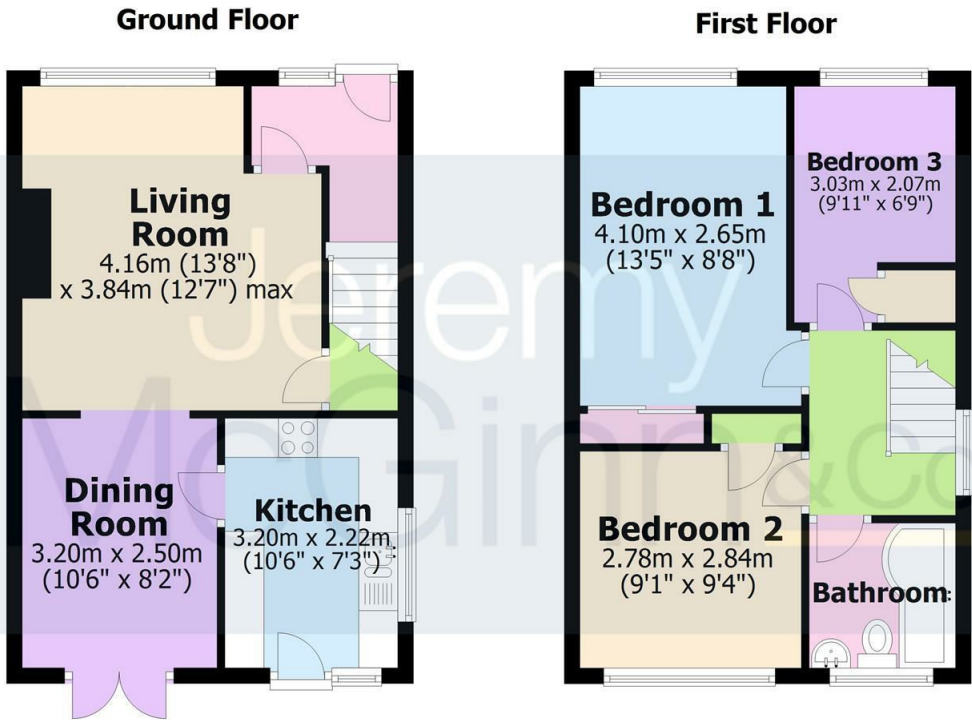
Council: Stratford

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.

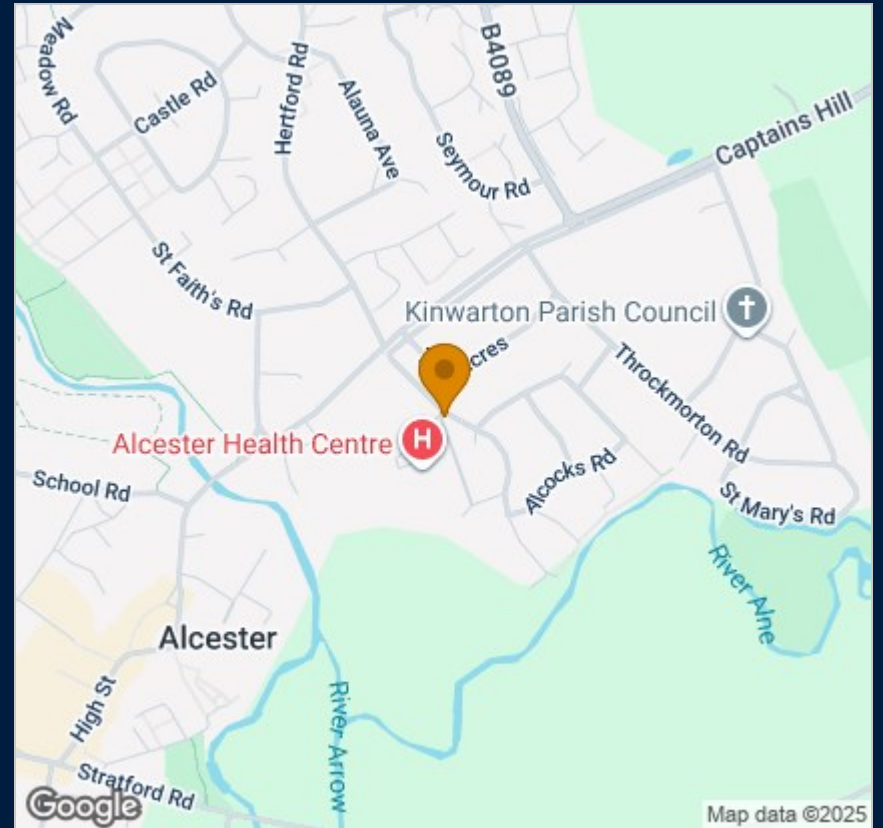
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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

Floor Plan



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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

Jeremy McGinn & Co

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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