



Newport Drive ,
Alcester, B49 5BJ

Jeremy
McGinn & Co

Available at Offers In The Region Of £375,000



Ideally positioned within easy walking distance of the High Street and the town's excellent amenities, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

The property has been extended to the rear, creating generous ground-floor living space perfectly suited to modern family life.

Entering, you are welcomed by a large, light-filled living room featuring wood-effect flooring and a feature fireplace. The modern fitted kitchen is well-appointed with ample storage and a breakfast bar, and provides access to a useful lean-to, plumbed for laundry appliances.

To the rear, a versatile dining/family room enjoys French doors opening directly onto the garden — ideal for entertaining or relaxing while enjoying the sunny aspect.

Upstairs, there are three well-proportioned bedrooms and a stunning family bathroom, complete with a freestanding bath and separate shower enclosure, offering both style and practicality.

Externally, the property continues to impress. The front boasts a block-paved driveway providing off-road parking for two to three vehicles. The generous south-facing rear garden is fully enclosed for privacy and designed for low maintenance, predominantly paved with two shaped decorative slate areas. Mature hedging and fencing create a private setting, while a timber shed and rear pedestrian gate provide additional convenience, with access to nearby walking areas and surrounding farmland.

This is a superb opportunity to acquire a well-maintained family home in a highly desirable location.





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.

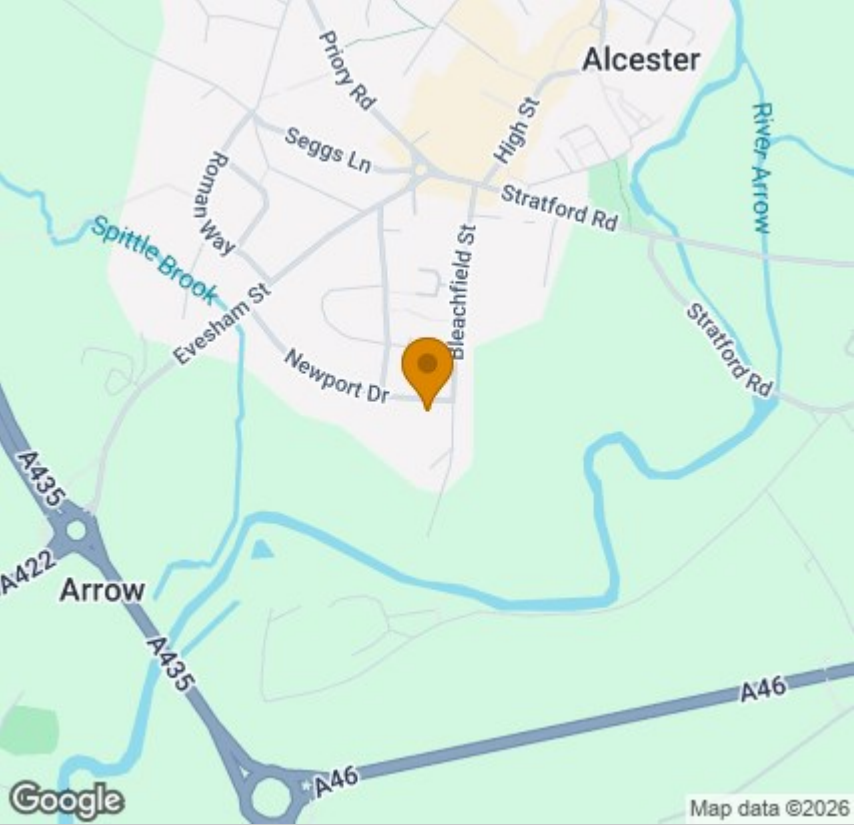
Floor Plan



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.

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Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	77	79
(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		

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