



**Bleachfield Street,**  
Alcester, B49 5BB

Jeremy  
**McGinn & Co** 

Available at  
Offers In The Region Of £265,000



A modern Mid-Terrace property in a great location in a sought-after street just a few minutes walk from the High Street and the many excellent amenities that the town has to offer.

Approached over a pedestrian path with a small and attractive front garden set behind a picket fence, the property is entered through a timber door into an entrance porch with further door into the living room.

From the living room, stairs rise to the first floor. A door leads through to the good size fitted Dining/Kitchen with door to a larder. There is also access into the Rear Garden.

Upstairs, the landing gives access to **TWO DOUBLE BEDROOMS**, one with built in wardrobes and a modern Bathroom.

The **REAR GARDEN** has a desirable **WESTERLY ASPECT**, therefore will enjoy afternoon and evening sunshine. Fully fenced to all sides, there is a paved patio to immediate rear with path leading down the lawn to a timber shed, bin store and pedestrian gate leading to the **TWO ALLOCATED PARKING SPACES** that belong to the property.

NB; The property is Freehold although there is a service charge payable for the allocated parking of £260 per year.





**Tax Band: C**

**Council: Stratford**

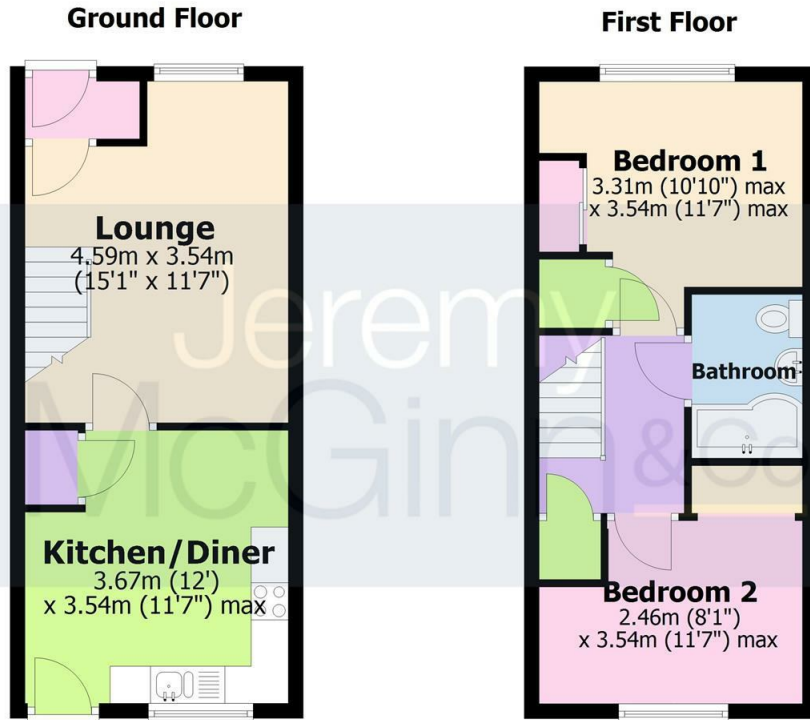
**Tenure: Freehold**

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.

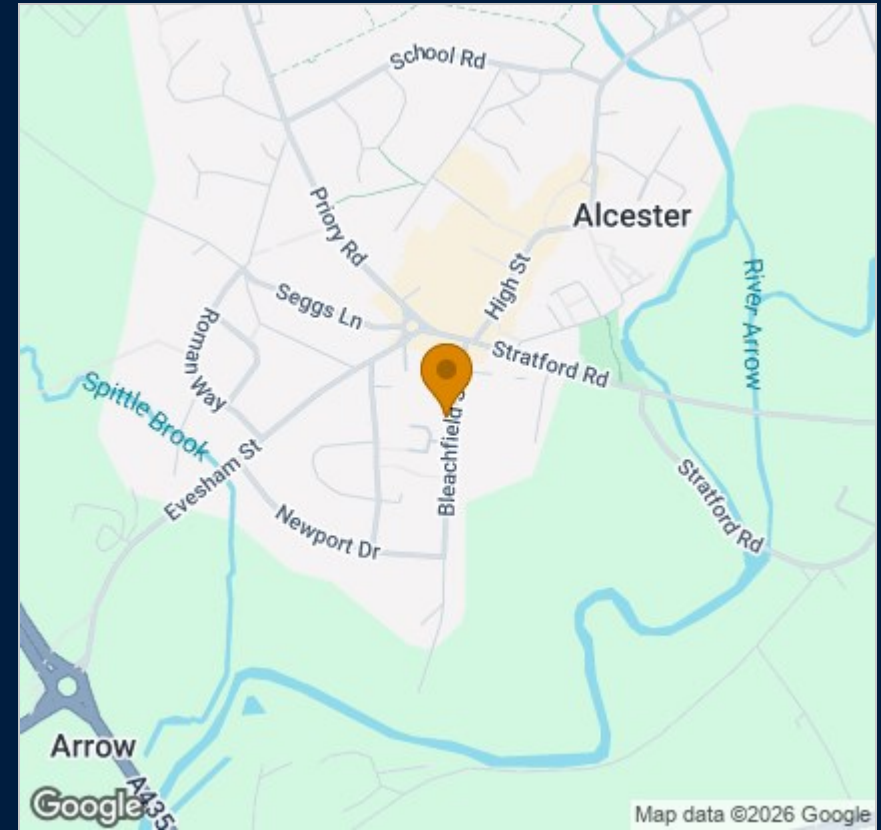


# Floor Plan

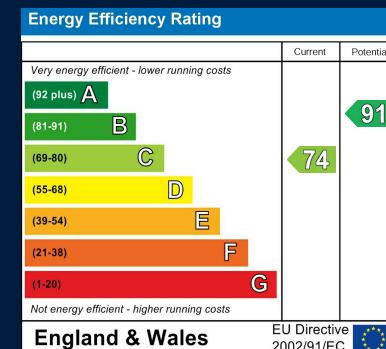


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

# Map



# Energy Performance



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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