



**3 Globe Court, Evesham Street**  
Alcester, B49 5BD

Jeremy  
McGinn & Co 



# Offers In The Region Of £445,000

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An immaculately presented, ready to move in to, Three Bedroom, (potentially FOUR), bright and spacious Detached Family home with 120 sq m of living space, situated in a great location in a QUIET COURTYARD of just 5 properties, within a 3-MINUTE WALK from Alcester's, stunning High Street along with its unique and varied locals shops, cafes and public houses, and a 2-minute walk from the Waitrose supermarket.

Having been COMPLETELY UPDATED & MODERNISED throughout by the current owners, this lovely home offers Open-plan downstairs living to include a Contemporary fitted Kitchen with integral appliances and quartz worksurfaces, Dining area and Sitting area opening to a bright Garden room and the landscaped Courtyard Garden. Access from the living area leads to an extremely versatile Office/Gym/Playroom or Fourth ground-floor Bedroom. There is also a reception hall and downstairs cloakroom.

Upstairs the landing gives access to Three good size Bedrooms, all with built-in wardrobes and one with a large En-suite shower room with walk-in shower and uniquely, space and plumbing for the washing machine and a dryer. There is also a modern Family Bathroom.

Outside; the property is approached from the main Evesham Road over a shared paved courtyard, known as 'Globe Court', where there is parking to the front of the house. There is access either side of the house leading to the landscaped Courtyard Garden which has been paved and decked for easy maintenance, with filled borders to the sides and a Summer house.







**Tax Band: E**

**Council: Stratford**

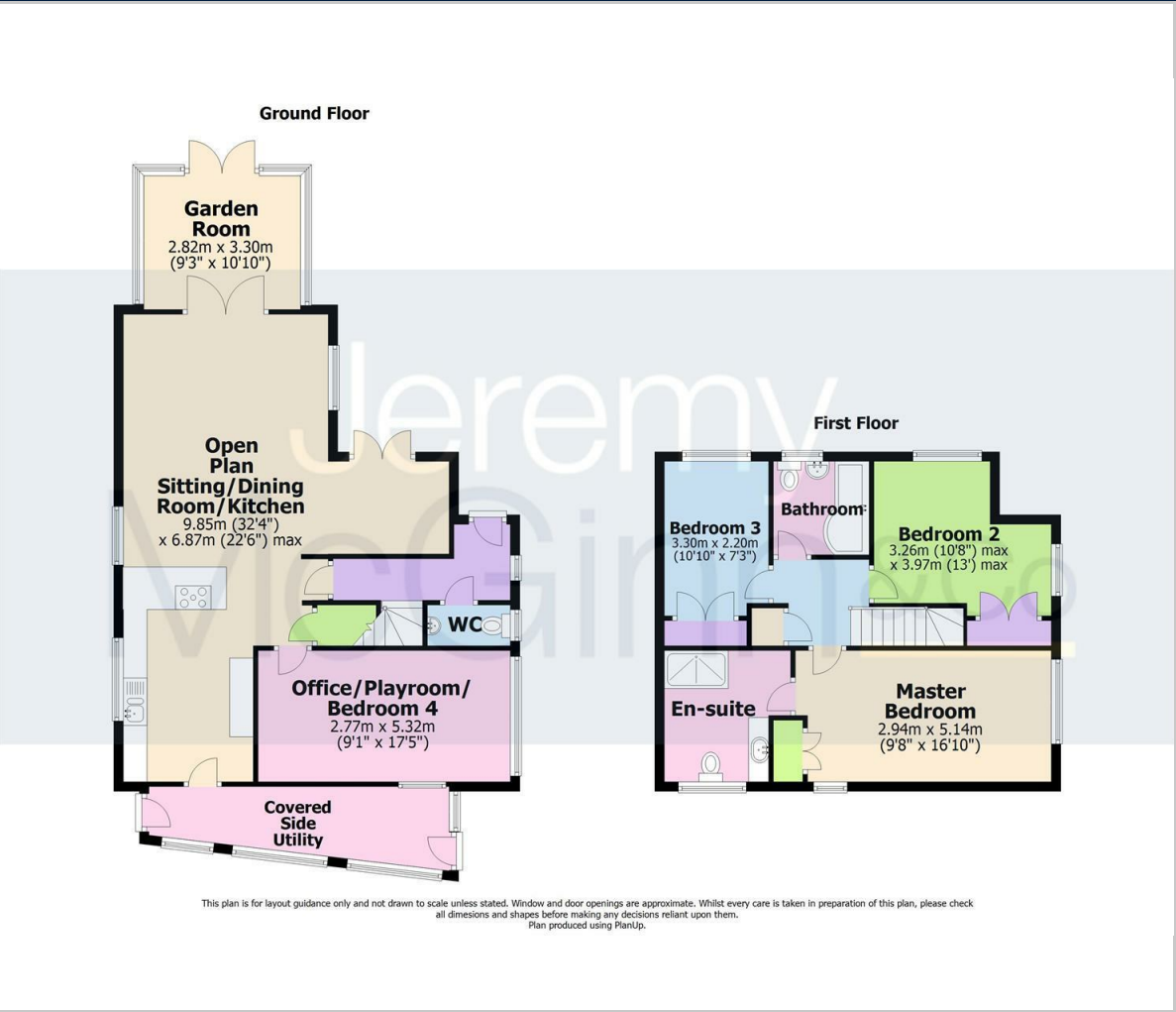
**Tenure: Freehold**

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.

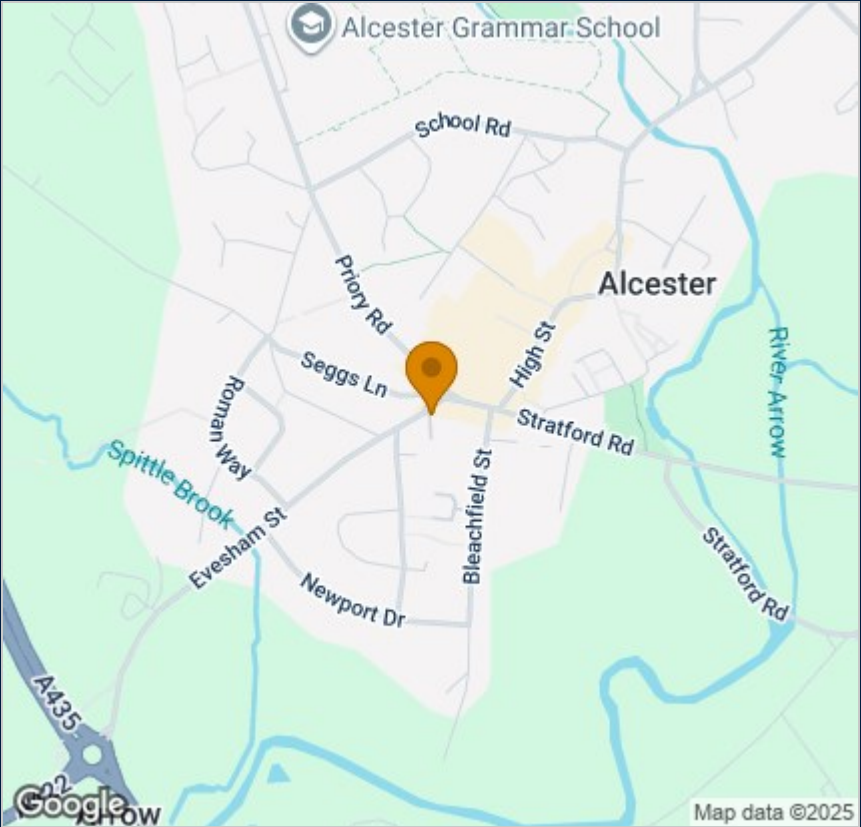
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



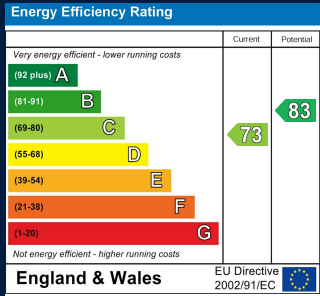
# Floor Plan



## Map



## Energy Performance



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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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