



Jeremy 

**Hertford Road ,**  
Alcester, B49 6AR

Jeremy  
McGinn  & Co

# Available at Offers In The Region Of £275,000



A very well presented Mid-Terrace home set in a good location with a large expanse of communal open ground with mature trees to the front, and an extensive Garden to the rear.

Internally the accommodation, presented in excellent condition includes a Reception Hall, a bright Living room with Dining area to the rear and french doors opening to the garden.

There is a good size modern fitted Kitchen with wood effect flooring and a door leading through to the Side Passage/Cloakroom area with doors to front and rear, and, a modern Downstairs WC and large Cupboard.

Upstairs, the Landing leads to THREE Bedrooms all with Built-in Wardrobes and a modern fitted Bathroom.

The Rear Garden is a great feature of the property, having a large decked seating area to immediate rear leading onto a level lawn with flower borders to the sides. Mature shrubs create a boundary about mid-way down the garden and lead through to a further wild area with trees and shrubs. A great garden for children and/or for gardeners.

A Communal Car Park is situated a very short walk from the property with plenty of space for Residents.





**Tax Band: B**

**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.

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# Floor Plan



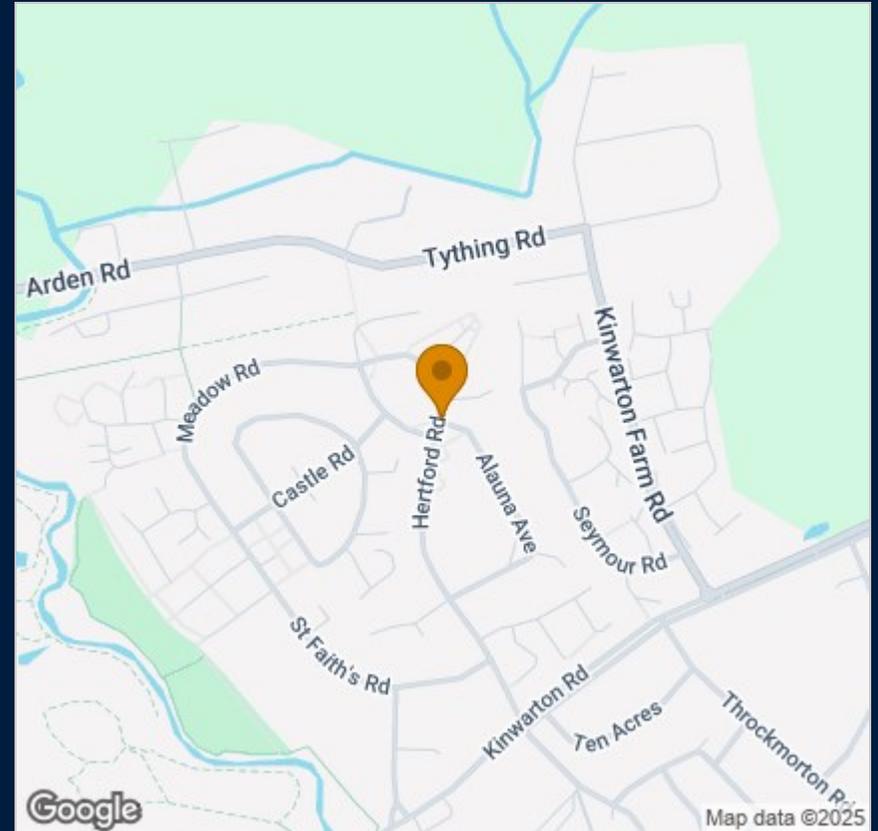
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

74 Hertford Road, Alcester

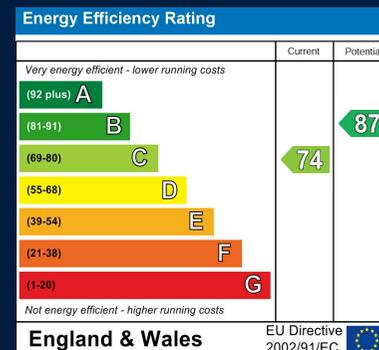
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# Map



# Energy Performance



Jeremy McGinn & Co