



**Vallet Avenue ,**  
Alcester, B49 6AU

Jeremy  
McGinn & Co

# Available at Offers In The Region Of £265,000



An immaculately presented TWO Double Bed, End-Terraced home sitting on a good plot with front, side and rear garden offering great potential to extend to the side if desired (subject to pp). The front of the property looks onto a small woodland beyond which lies a local recreation ground, ideal for many outdoor pursuits or just time out in the fresh air.

Enter through a front door into the Reception Hall with door leading into a bright Living room. From there a door leads through to impressive Dining Kitchen with fitted cupboards in white with wood-effect worktops, plenty of room for a family dining area and a double glazed door and two windows to the rear. There is also a large walk-in under-stairs cupboard.

Upstairs; the landing leads to the TWO good size Bedrooms and a Family Bathroom. Both Bedrooms have very pleasant aspects with Bed 1 looking out to the woodland and Bed 2 at the rear, looking up the tree-lined, Vallet Avenue.

Although there is no dedicated parking, Vallet Avenue has plenty communal parking around the property including directly behind the rear gate.

The property has very recently has new carpets fitted throughout (except Dining/Kitchen).

Offered For sale with NO UPWARD CHAIN.





**Tax Band:** B

**Council:** Stratford

**Tenure:** Freehold

Money Laundering Regulations –  
Identification Checks

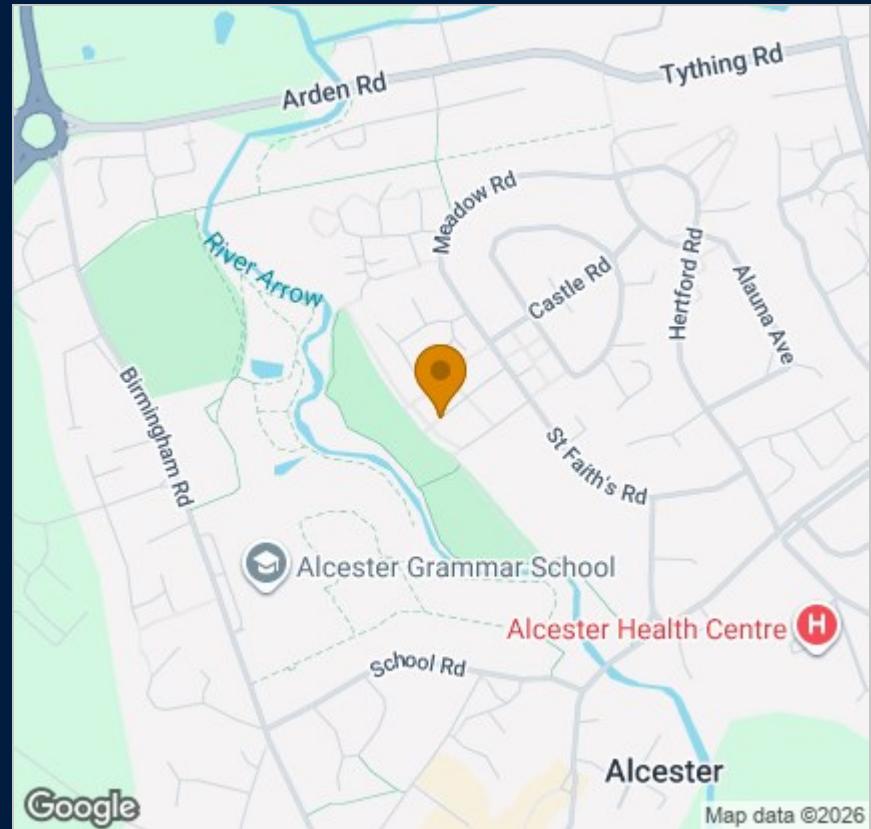
In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. 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.

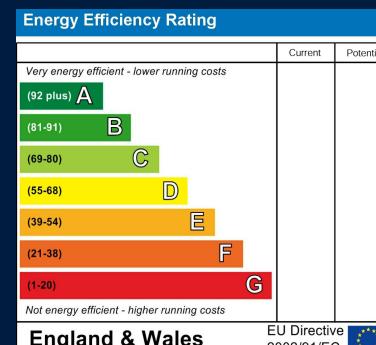
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

49A High Street, Alcester, Warwickshire, B49 5AF  
Tel: 01789 868587 Email: [alcester@jeremymcginn.com](mailto:alcester@jeremymcginn.com)  
[www.jeremymcginn.com](http://www.jeremymcginn.com)

Jeremy  
McGinn & Co