



Glebe Road,
Alcester, B49 6FD

Jeremy
McGinn & Co 

Available at Offers In The Region Of £360,000



Situated in a highly desirable position within easy walking distance of the town centre, reputable local schools and the excellent amenities of the historic market town of Alcester, this immaculately presented three bedroom semi-detached family home was built by Redrow in 2013 and offers stylish, modern accommodation throughout.

The property enjoys a generous rear garden with excellent potential to extend in the future, subject to the necessary planning permissions.

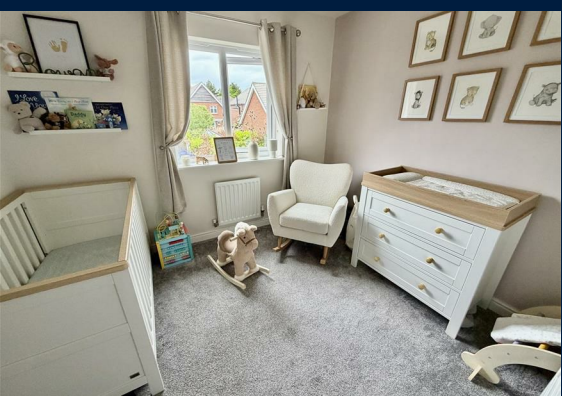
Approached via a tarmac driveway with a landscaped foregarden featuring two young trees and a variety of attractive shrubs, a canopy porch leads into the reception hall, recently upgraded with Amtico flooring which continues seamlessly through to the dining kitchen and downstairs cloakroom.

To the front is a bright and spacious living room with an attractive picture window. To the rear, the impressive open-plan dining kitchen is fitted with a contemporary range of white wall and base units complemented by modern work surfaces and integrated appliances including a gas hob, wall-mounted double oven, fridge/freezer and dishwasher. The dining area enjoys French doors and a further window overlooking and providing access to the rear garden.

To the first floor, a landing leads to three well-proportioned Bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite, whilst the remaining bedrooms are served by a modern family bathroom.

The beautifully landscaped rear garden is a particular feature of the property, thoughtfully designed with an array of young trees, shrubs and a young wisteria climbing across the rear wall. Two paved seating areas are separated by a central lawn, creating an ideal space for relaxing and entertaining, with a timber shed positioned to the rear.





Tax Band: C

Council: Stratford

Tenure: Freehold

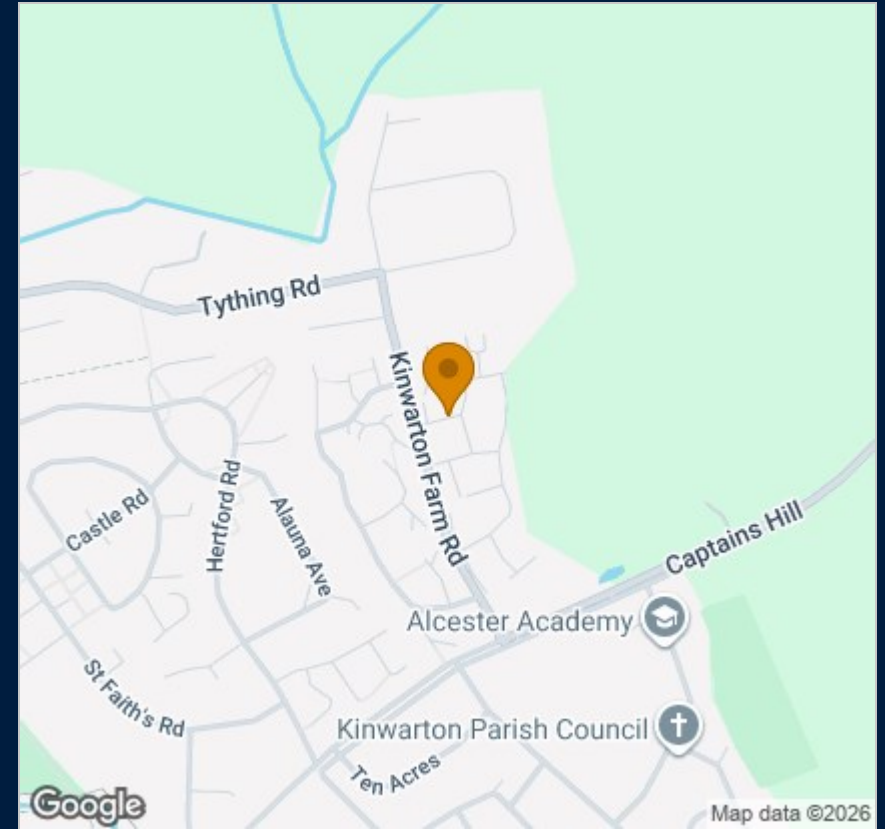
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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.

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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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