



**3 Church Street ,**  
Alcester, B49 5AJ

Jeremy  
McGinn & Co 

## Available at Offers Over £495,000



A stunning Grade II listed period townhouse set right in the heart of the historic town of Alcester. This property really does combine generous living space with plenty of period features offering all the benefits of Town Centre living with 2 parking spaces to the rear.

Internal inspection will reveal on the ground floor a fabulous living/dining room with deep sash windows and feature fireplace, re-fitted breakfast kitchen with integrated appliances and French doors out into the private courtyard garden. Stairs then lead down to a huge cellar with utility area and further large room ideal for storage or conversion to further accommodation. On the first floor there is a full width master bedroom with generous ensuite bathroom, further double bedroom and WC. On the top floor there are 2 good sized double bedrooms and a shower room.

To the rear of the property there is a large courtyard garden offering plenty of outside entertaining space and a further brick building offering potential for conversion to a home office/gym (stc). Gated access then leads down to 2 parking spaces.





**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.

Money Laundering Regulations – Identification Checks

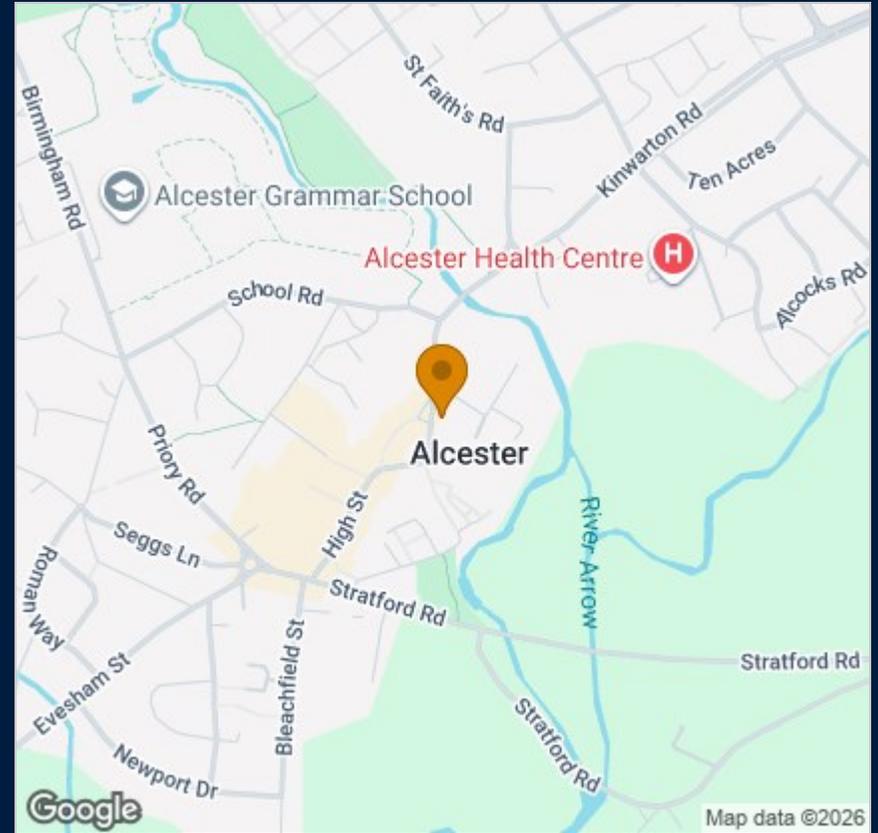
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To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

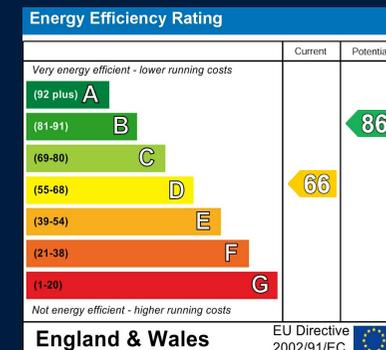
# Floor Plan



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

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