



**Wain Close,**  
Alcester, B49 6LA

Jeremy  
McGinn & Co 

## Available at Offers In The Region Of £505,000



Occupying a private position at the head of a mature cul-de-sac, this beautifully extended detached family home offers bright, spacious and versatile accommodation, all within easy walking distance of the town centre and highly regarded local schools.

Approached via a part-shared driveway providing off-road parking for at least two vehicles, the property enjoys an attractive lawned frontage, enhanced by a young magnolia tree. A detached double garage has been adapted to provide a flexible workshop/gym/storage space, alongside a single garage.

The ground floor accommodation is both welcoming and practical, comprising a generous reception hall with cloakroom, a large dual-aspect living room filled with natural light, and a versatile office/family room. The heart of the home is the stunning open-plan dining kitchen, featuring dual-aspect windows, integrated appliances, solid wood worktops, breakfast bar, and a spacious dining area with French doors opening onto the garden—perfect for both everyday living and entertaining.

To the first floor, a galleried landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite and dressing area, while a second bedroom features a large dressing room, offering excellent storage and flexibility for modern family life.

Externally, the rear garden is a particular highlight—generous in size, fully enclosed, and offering a high degree of privacy. Landscaped, it includes a shaped paved patio, a decked seating area, and a variety of mature shrubs and small trees, creating a relaxing outdoor retreat.

Early viewing is highly recommended to fully appreciate the space, setting, and versatility this superb family home has to offer.





**Tax Band: F**

**Council: Stratford**

**Tenure: Freehold**

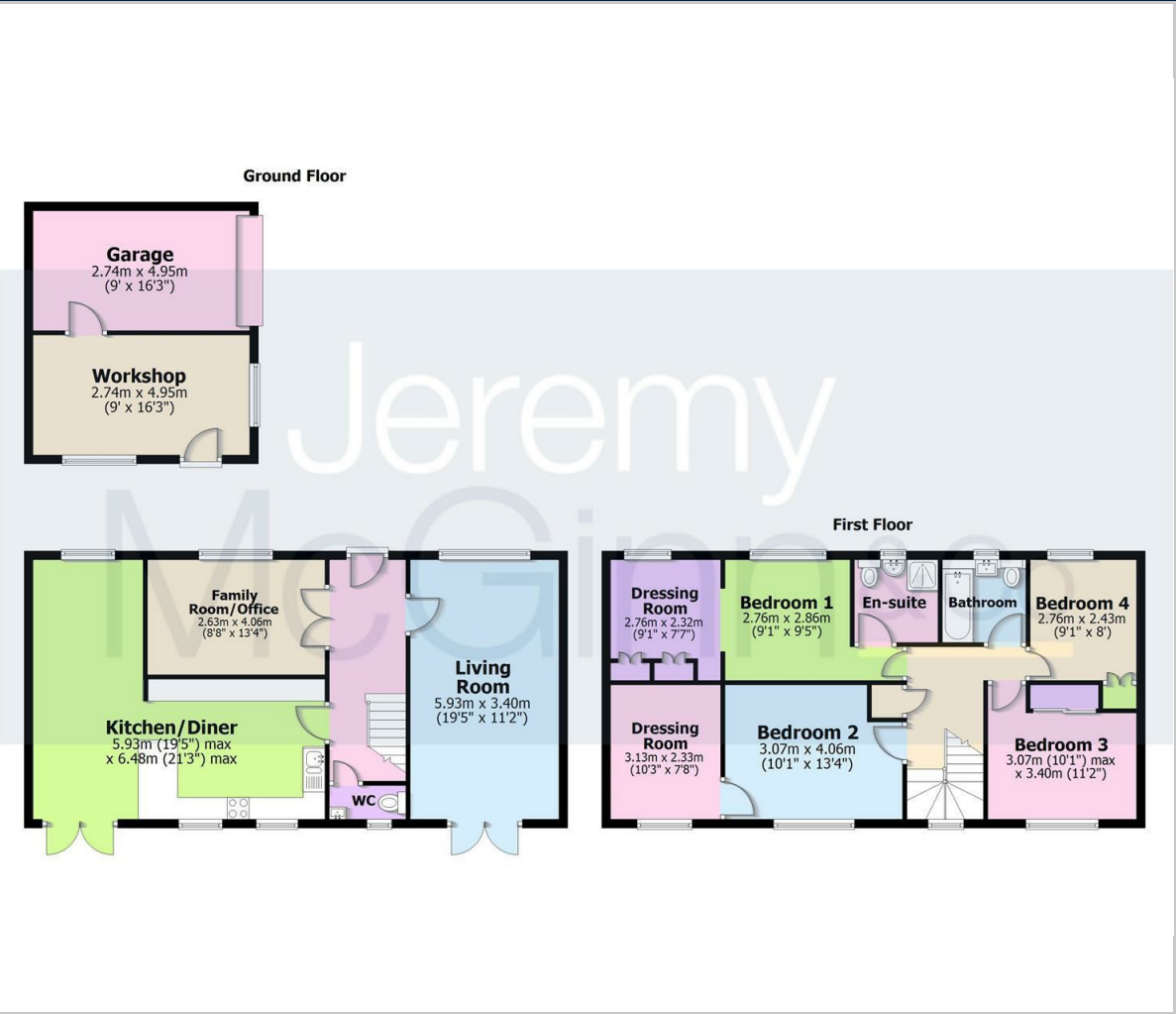
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

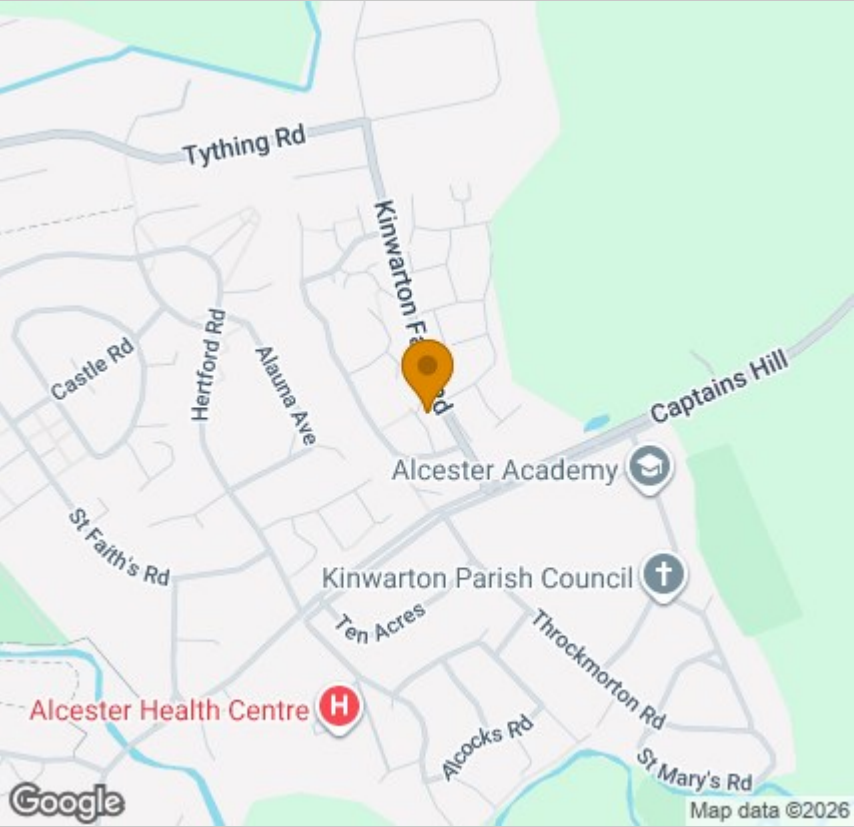
# Floor Plan



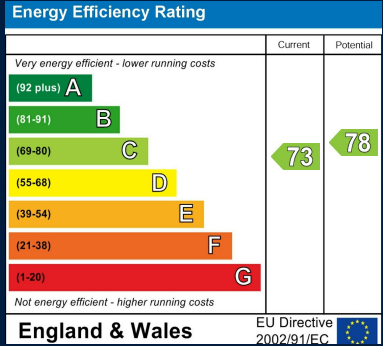
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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@jeremymcginns.com  
www.jeremymcginns.com

# Map



# Energy Performance



Jeremy McGinn & Co