



Appleby Close, Great Alne

Alcester, B49 6HJ

Jeremy
McGinn & Co 

Available at Offers In The Region Of £475,000



A rare opportunity to acquire a bright and spacious THREE-BEDROOM link-detached family home, ideally situated in a sought-after position within the charming village of Great Alne, approximately three miles from the busy market town of Alcester.

Beautifully presented, this attractive property offers generous living accommodation throughout. While some modernisation may be desired, it provides excellent potential for extension (subject to the necessary planning permissions), making it an ideal long-term family home.

Occupying a substantial plot, the property boasts a large lawned frontage, a driveway providing off-road parking for up to four vehicles, and an integral garage. To the rear, the home enjoys a stunning landscaped garden featuring a summerhouse, shed, water feature, and far-reaching views over picturesque local countryside and farmland.

The well-proportioned accommodation briefly comprises: a large entrance porch leading into a welcoming reception hall; a spacious living room opening through to a dining room with sliding doors to a generous conservatory, perfect for entertaining and enjoying the garden outlook. The dining room and hallway both provide access to a well-fitted kitchen with oak cupboard doors, complemented by a modern utility room.

To the first floor, the landing leads to three excellent double bedrooms, all benefiting from pleasant views to both the front and rear aspects, along with a family bathroom.

This delightful home combines space, setting, and potential, and early viewing is highly recommended to fully appreciate all it has to offer.





Tax Band: E

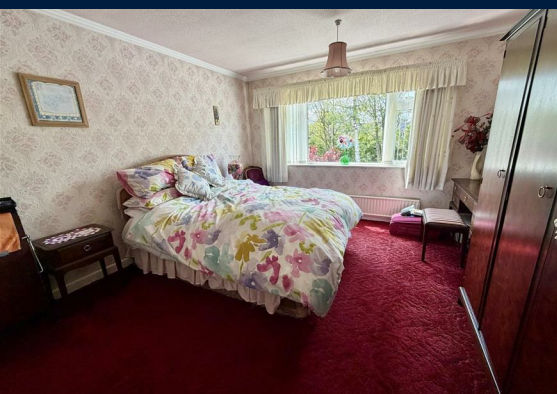
Council: STRATFORD

Tenure: Freehold

Great Alne is a small village in Warwickshire, England, 7 miles north-west of Stratford-upon-Avon, 3 miles north-east of Alcester and 15 miles from Warwick, on the road to Wootton Wawen.

Excellent amenities can be found in Alcester including a range of independent shops & cafes in addition to restaurants & pubs and a Waitrose supermarket.

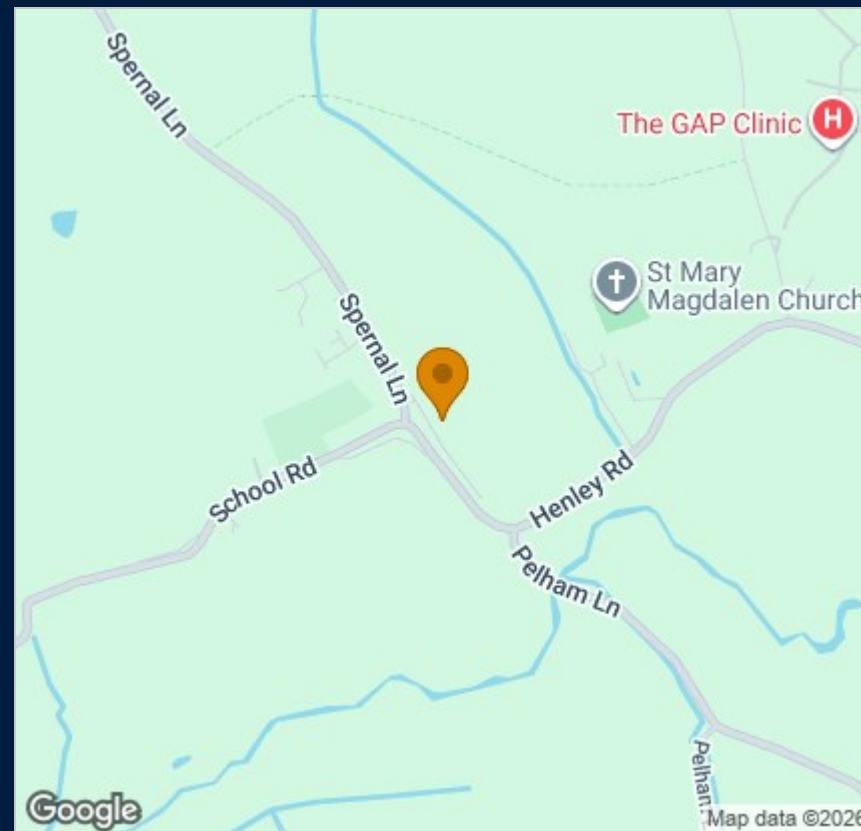
The quality of local schools is a big draw to the area including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



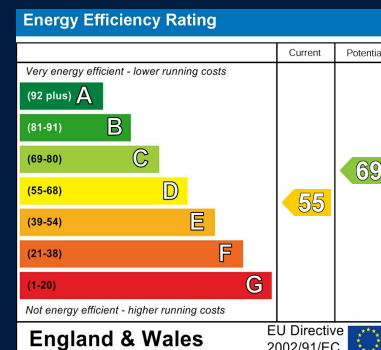
Floor Plan



Map



Energy Performance



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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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