



Boehm Drive ,
Alcester, B49 6FG

Jeremy
McGinn & Co 

Offers In The Region Of £350,000



A beautifully presented, modern Semi-Detached family home in a great position in a small cul-de-sac and close to open woodland. The property was built by Redrow approx. 12 years ago and has been maintained to a high standard and is within a short walk of the town centre, several local schools and the many excellent amenities of the historic market town of Alcester itself.

To the front the property has a Driveway providing parking for two vehicles. A Canopy Porch opens to the Reception Hall with staircase and wood effect flooring that continues into a bright Living room with picture window to the front.

The hall continues to the modern Dining Kitchen having a good range of kitchen cupboards, integral appliances including a wall-mounted double oven and separate ceramic hob, along with french doors and a window to the garden. A peninsula forms the divide between the Kitchen and the Dining area. There is also a Downstairs WC and an Under-stairs Cupboard

Upstairs; the Landing leads to THREE BEDROOMS, one with fitted wardrobes and an En-Suite shower room, a Family Bathroom and another good size cupboard.

Gated side access leads around to the enclosed Rear Garden which has a Westerly aspect (good for enjoying the afternoon and evening sunshine), mainly laid to lawn with paved patio and large decked area to 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.

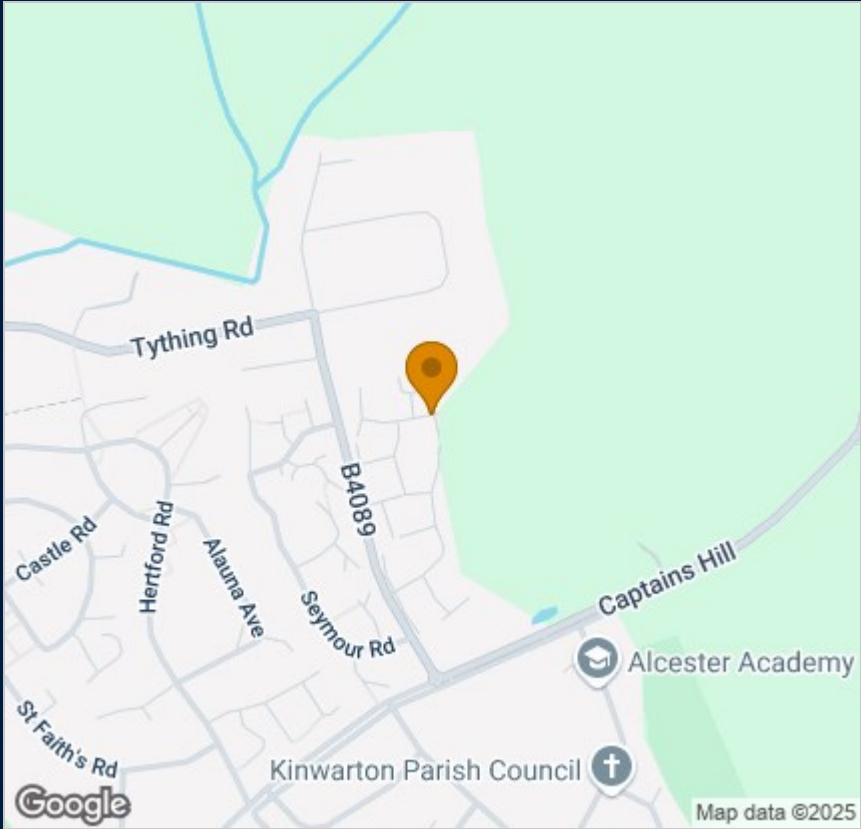
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



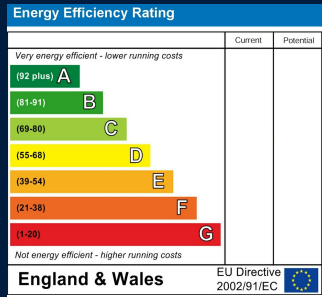
Floor Plan



Map



Energy Performance



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