



**Roman Way ,**  
Alcester, B49 5HB

Jeremy  
McGinn & Co

# Available at Offers In Excess Of £375,000



A rare and great opportunity to acquire a DETACHED and EXTENDED BUNGALOW in a good position in a popular residential area of Alcester, within a short walk of the Town centre and the excellent amenities that the area provides. Internally the deceptively spacious accommodation is in reasonable condition although will require some Updating and Modernisation.

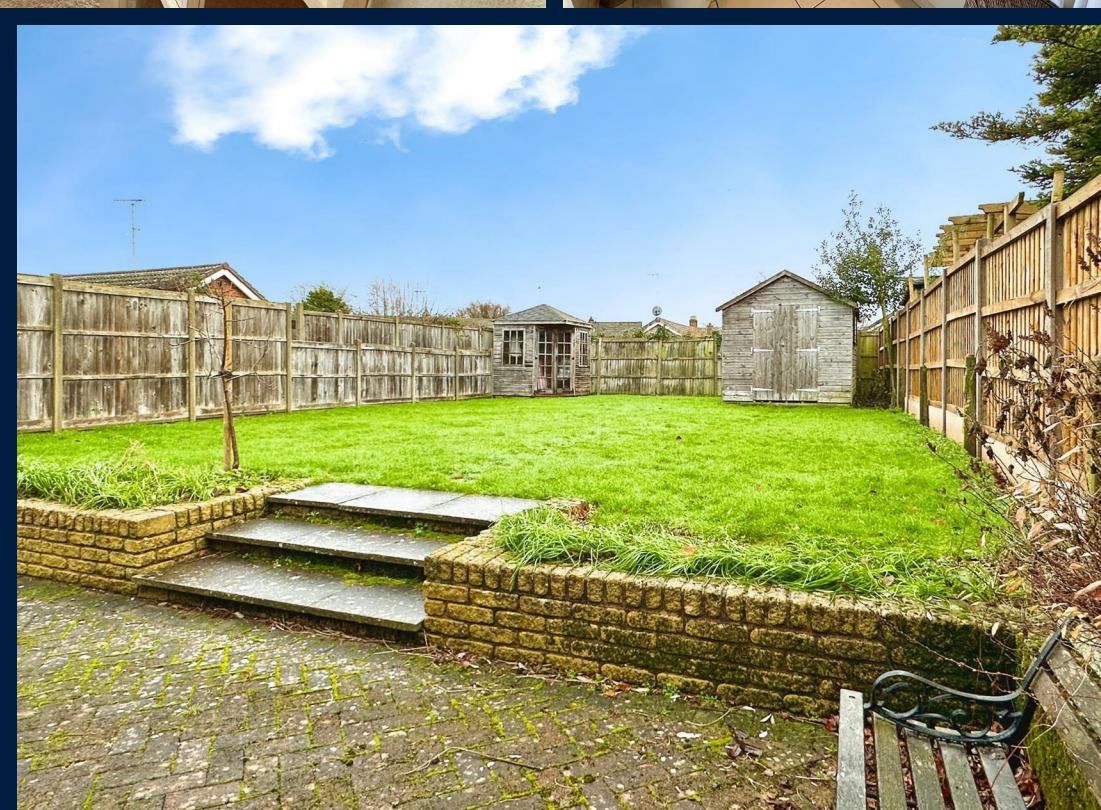
The property is approached over a paved drive, with lawned garden to front, which continues along the side to a DETACHED GARAGE allowing for parking for several vehicles. The accommodation is accessed via an Entrance Porch at the front opening to a good size and bright Living room/Diner. A door opens to the fitted Kitchen with appliances to include a double oven and 4-ring gas hob.

From the Kitchen there is access through to an internal L-shaped hall with doors off to the THREE DOUBLE BEDROOMS one of which has french doors opening to and over-looking the large Rear Garden, two fitted cupboards/wardrobes, a good size Bathroom and an equally good size Shower room.

The large Rear Garden is generally not over-looked, is fully fenced to three sides and is mainly laid to lawn with a paved seating area to immediate rear of the property with the Detached Garage sitting at the side and rear. There is also a substantial, timber-built Workshop/Shed in the garden.

The property has uPVC double glazing and gas central heating and is offered For Sale with NO UPWARD CHAIN.





**Tax Band:** C

**Council:** Stratford

**Tenure:** Freehold

**Money Laundering Regulations – Identification Checks**

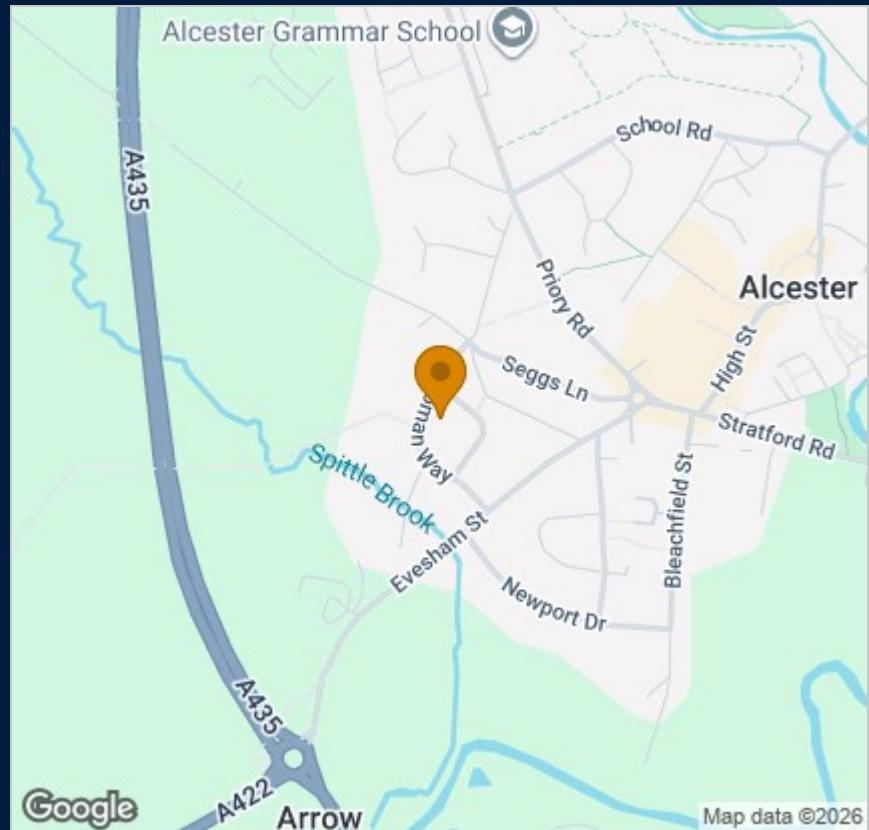
In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check.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

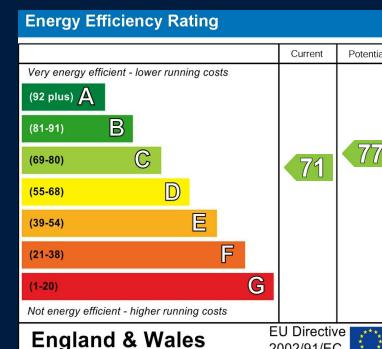
## Floor Plan



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