



# Wakefield Way, The Pastures

Alcester, B49 6FH

Jeremy  
McGinn & Co 

Available at  
Offers In The Region Of £295,000



Ideal as a first time buy, a deceptively spacious, modern Semi-Detached home built by Redrow Homes in 2015. Situated a short walk from the town centre and all the local amenities that the area has to offer, this lovely home has all you would expect from a modern home along with allocated parking for two at the rear and a good size rear Garden.

Internally, the accommodation briefly comprises; an attractive frontage with canopy porch and small, flower filled garden opening into a spacious Reception hall with wood-effect flooring which continues through to the Living room. This good size room has a window and a door to the rear garden. There is also an open-plan modern Kitchen with a window to the front, a Downstairs WC and an Under stairs Cupboard. Upstairs there are TWO Double Bedrooms and a modern Bathroom.

Outside. The rear garden is part walled/part fenced. There is a paved seating area to immediate rear with a path at the side leading up the garden, crossing the lawn, to a pedestrian gate leading to the parking. There is a timber shed and a Garden Office (available by separate negotiation),

Agents Note. Wakefield Way is a private road and the vendors pay £308.26 pa for the upkeep of the area.





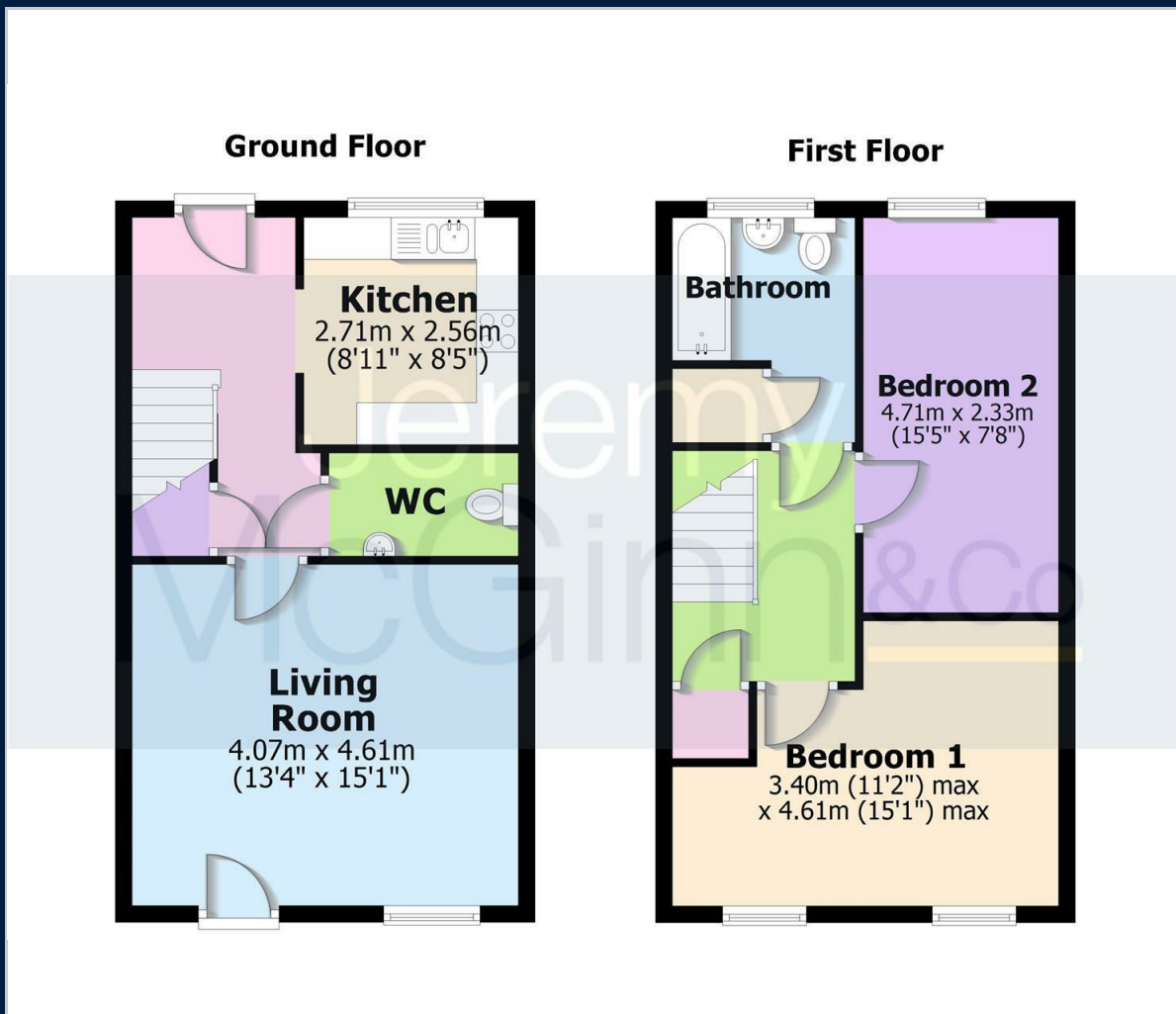
**Tax Band: B**

**Council: Stratford**

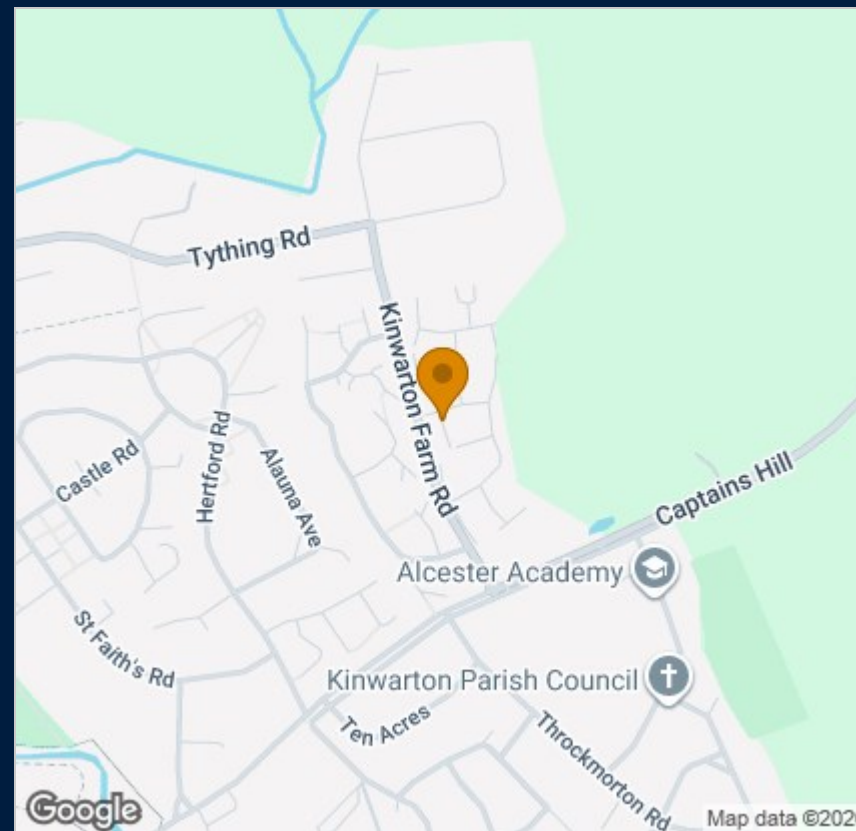
**Tenure: Freehold**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	82
EU Directive 2002/91/EC			



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.

## 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.

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