



**Seggs Lane ,**  
Alcester, B49 5HJ

Jeremy  
McGinn & Co 

# Available at Offers In The Region Of £450,000



Situated in a sought-after road and within a 5-minute walk of the beautiful High Street in the Roman town of Alcester, a 1930s Extended, Semi-Detached family home with deceptively spacious living accommodation having been extremely well-cared for by the owner although may well benefit from some up-dating.

The immaculate property is approached from Seggs Lane via a Gated frontage with driveway parking which leads to the GARAGE.

Enter the property at the front through a double glazed Porch into the Reception Hall. From the hall there is access to; the Dining room with feature fireplace and bay window, a good size Living room to the rear with feature fireplace, Under-stairs Larder and a large open Breakfast Kitchen with shaker-style cupboards and a range-style cooker.

From the kitchen a small hall leads to the Downstairs WC and a Utility room with doors into the Garage and to the Rear Garden.

Upstairs, the landing gives access to a Family Bathroom and the THREE BEDROOMS, two of which have fitted wardrobes to one wall.

The large Rear Garden has a Southerly aspect giving it maximum sunshine throughout the day. It is fully enclosed to all sides with mature hedging and filled with many maturing garden shrubs. Separated into two areas by a centrally located, timber shed and summerhouse, the first part of the garden has a central pergola with seating area and various paths and shrubs surrounding. The rear of the garden is mainly laid to open lawn with small shed in one corner.





**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.



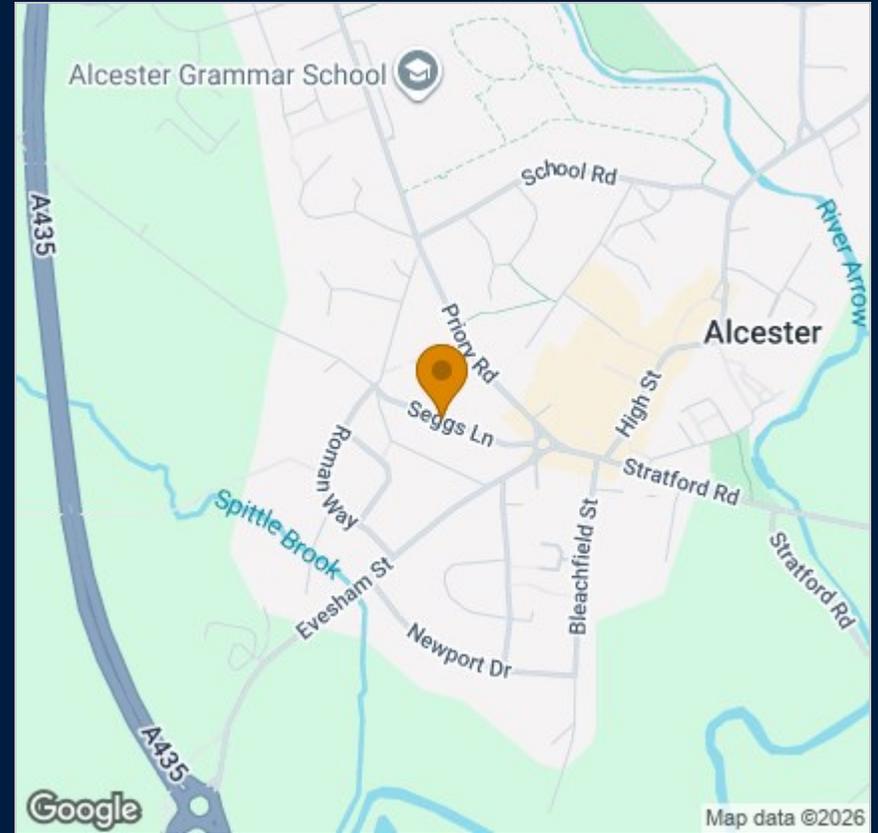
# Floor Plan



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.

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# Map



# Energy Performance

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

