



**Fairwater Crescent ,**  
Alcester, B49 6QX

Jeremy  
McGinn & Co

# Available at Offers In The Region Of £300,000



Offered For sale with NO UPWARD CHAIN an ideally positioned Semi-Detached property tucked up a small CUL-DE-SAC with a pleasant aspect to the front over common ground and mature trees, within a short walk of the attractive High Street of Alcester along with its many unique and interesting shops, cafes, public houses and convenience stores.

The property is approached over a driveway for two vehicles with side access leading to a DETACHED GARAGE situated in the rear garden, which is decoratively paved for easy maintenance with a sunny WESTERLY ASPECT, perfect for summer evening relaxing. There is also a lawned front garden enclosed with mature shrubs.

Internally the bright accommodation, which benefits from uPVC double glazing and gas central heating, includes an entrance hall opening to the good size Living room with a feature gas fireplace and picture window to the front. Open access leads through to the Dining room with french doors to rear and an integral door into the fitted Kitchen with windows to two aspects filling the room with natural light.

Upstairs; internal doors from the landing lead to THREE BEDROOMS, two of which are good-size doubles and have built-in wardrobes/cupboards and, a fitted family bathroom.

Great opportunity as a First Time Buy offering much potential to put your own stamp on a bright and spacious home in an excellent position. EPC-C





**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.

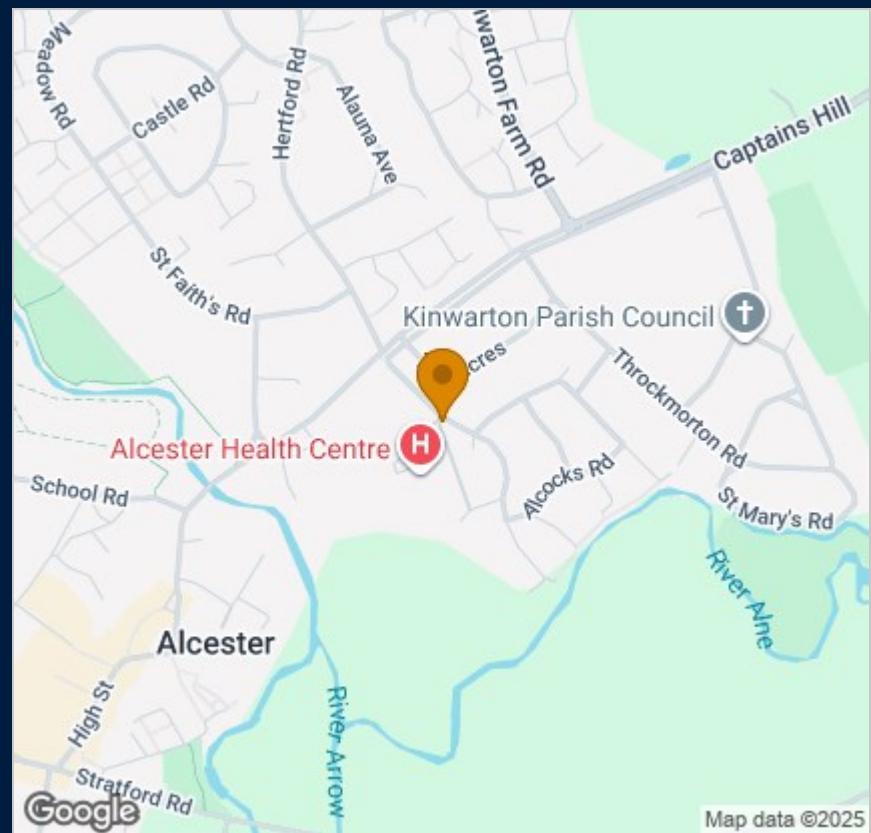
# Floor Plan



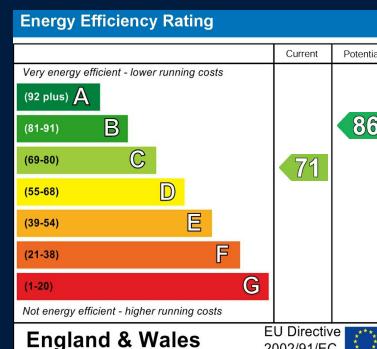
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# Map



# Energy Performance



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