



**Hertford Road ,**  
Alcester, B49 6AR

Jeremy  
McGinn & Co 

# Offers In The Region Of £275,000



A very well presented Mid-Terrace home set in a good location with a large expanse of communal open ground with mature trees to the front, and an extensive Garden to the rear.

Internally the accommodation, presented in excellent condition includes a Reception Hall, a bright Living room with Dining area to the rear and french doors opening to the garden.

There is a good size modern fitted Kitchen with wood effect flooring and a door leading through to the Side Passage/Cloakroom area with doors to front and rear, and, a modern Downstairs WC and large Cupboard.

Upstairs, the Landing leads to THREE Bedrooms all with Built-in Wardrobes and a modern fitted Bathroom.

The Rear Garden is a great feature of the property, having a large decked seating area to immediate rear leading onto a level lawn with flower borders to the sides. Mature shrubs create a boundary about mid-way down the garden and lead through to a further wild area with trees and shrubs. A great garden for children and/or for gardeners.

A Communal Car Park is situated a very short walk from the property with plenty of space for Residents.





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**Tax Band: B**

**Council: Stratford**

**Tenure: Freehold**

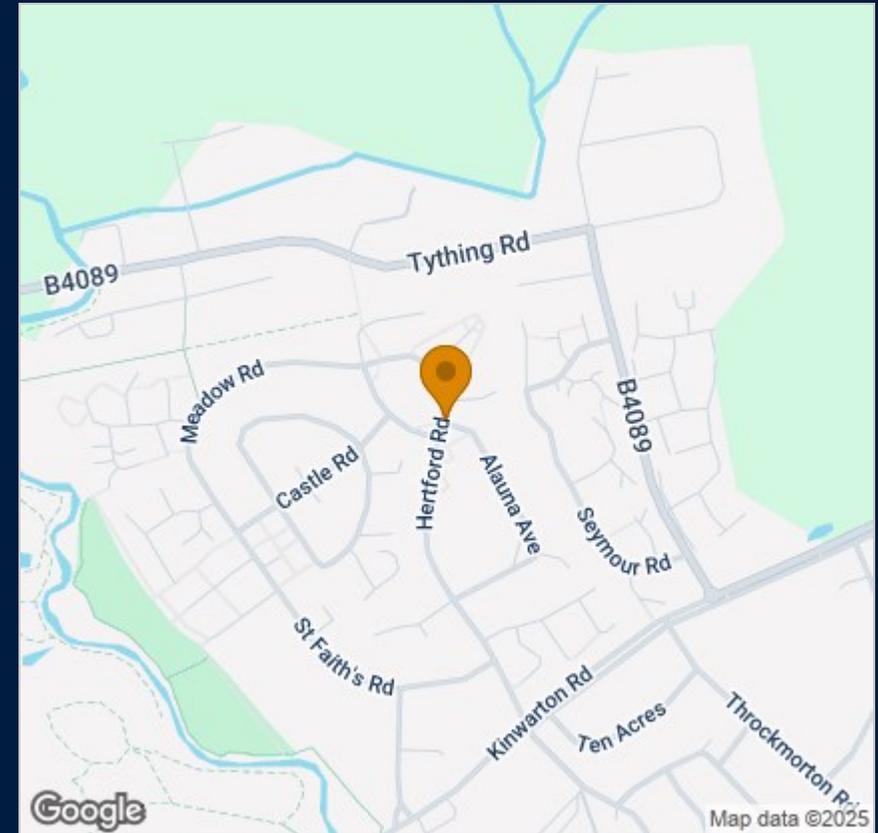
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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.

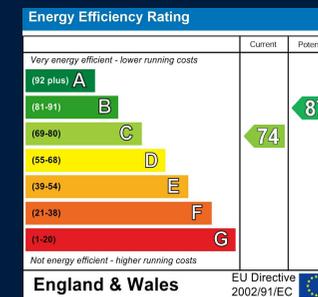
# Floor Plan



# Map



# Energy Performance



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