



**Abbey Mews ,**  
Alcester, B49 5BY

Jeremy  
McGinn & Co 



# Available at Offers In The Region Of £350,000



Situated in a small and private Courtyard, within a 5-min walk from the busy and beautiful, High Street in the heart of Alcester, therefore extremely convenient for the excellent facilities that the town has to offer, an End-Terraced 3-Storey, Townhouse with THREE Bedrooms and private Courtyard Parking for residents only.

This deceptively spacious home is presented in excellent condition and offers modern accommodation to comprise; Reception Hall and Downstairs WC., a recently fitted shaker-style Kitchen with integral appliances, to include fridge/freezer, dishwasher & washing machine. To the rear, a good size Living room with bi-fold doors overlooking and opening to the courtyard-style garden.

The private COURTYARD GARDEN, is enclosed with part brick/part fencing and has a pedestrian gate opening to the courtyard and the allocated parking space and further private parking.

Upstairs, on the 1st floor there are Two good size Bedrooms, a Bathroom and access to a spacious loft-storage room. The Master Bedroom is situated on the 2nd floor and has a large walk-in wardrobe and an Ensuite Shower room (with great views over the town to rear).

The property has all mains connected and timber frame double-glazed windows.

There is ONE Allocated Parking space at the rear of the garden and a Visitors Car Park.







**Tax Band: D**

**Council: Stratford**

**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

In line 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.



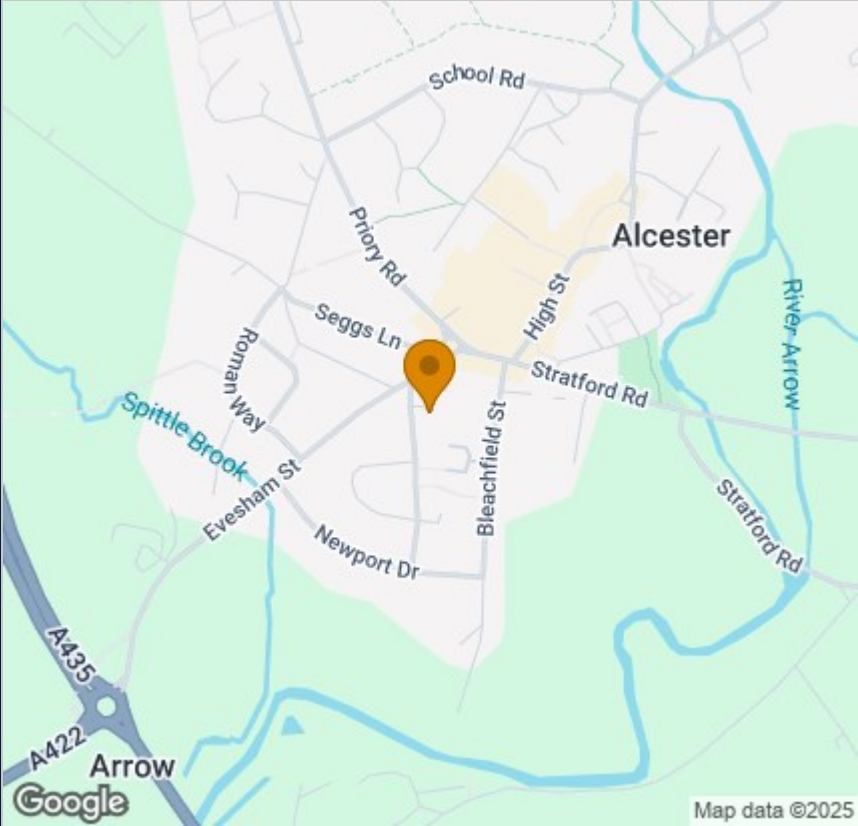
# Floor Plan



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.

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# Map



# Energy Performance

