



**Riverside ,**  
Alcester, B49 6RD

Jeremy  
**McGinn** & Co 



# Available at Offers In The Region Of £315,000



Situated on a large corner plot with a beautiful aspect at the front towards mature woodland with the River Alne beyond the trees, and offering great potential for future extension (subject to PP), if required, a Semi-Detached Family home tucked towards the top of a quiet Cul-de-Sac.

Presented in well-cared for condition although in need of Updating and Modernisation, the accommodation which is approached from the side to a Canopy Porch, includes; Reception Hall, a good size Living room with picture bow window to front and an archway to the Dining room with sliding doors opening to the garden. A Fitted Kitchen, with appliances, and a door out to a Rear Porch. Upstairs, there are THREE good size Bedrooms, one with built-in wardrobe and a fitted Shower room.

The Rear Garden is fully enclosed part fence/part wall. A patio to the rear extends around the side of the property where there is a pedestrian gate to the front.

The mainly lawned rear garden has several mature colourful shrubs and a central path leading to the side of the DETACHED GARAGE positioned at the rear. There is parking for at least Two vehicles in front of the Garage.

The large front Garden is laid to lawn and extends around the side of the house.

The property is offered For Sale with NO UPWARD CHAIN.

AGENT NOTE: The property is Double Glazed and has ALL MAINS connected. There is a gas fire in the living room and a gas hob in the kitchen. The hot water is controlled by an emersion heater and there are electric radiators.







**Tax Band: C**

**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



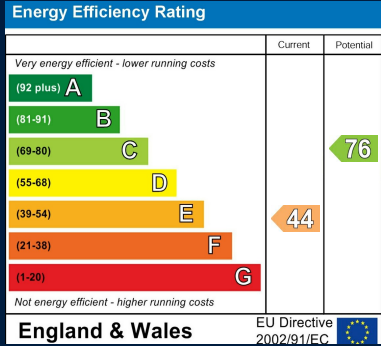
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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



Jeremy McGinn & Co