



**Arrow Crescent ,**  
Alcester, B49 6BE

Jeremy  
**McGinn** & Co 

# Available at Asking Price £290,000



A chance to acquire a pleasantly mature end of terrace home, set back from the road behind a generous frontage providing ample parking, within easy walking distance of Alcester town centre, the Greig leisure centre, local schools and supermarkets.

Internal inspection will reveal a well presented living space of good proportion and benefiting from gas central heating and uPVC double glazing - Hallway, Through Living/Dining Room with fitted log burner, Kitchen with built in oven, hob & extractor, Side Passageway/Utility Room. Landing, Two Double Bedrooms, a further Single Bedroom, a Family Bathroom and separate WC.

The very spacious rear garden features a generous open lawn that's perfect for relaxing or outdoor activities, especially for those with children, complimented by a paved patio area ideal for dining or entertaining. The simple, open layout creates a bright and versatile outdoor space suitable for a variety of uses.





**Tax Band: B**

**Council: Stratford District Council**

**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.

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.

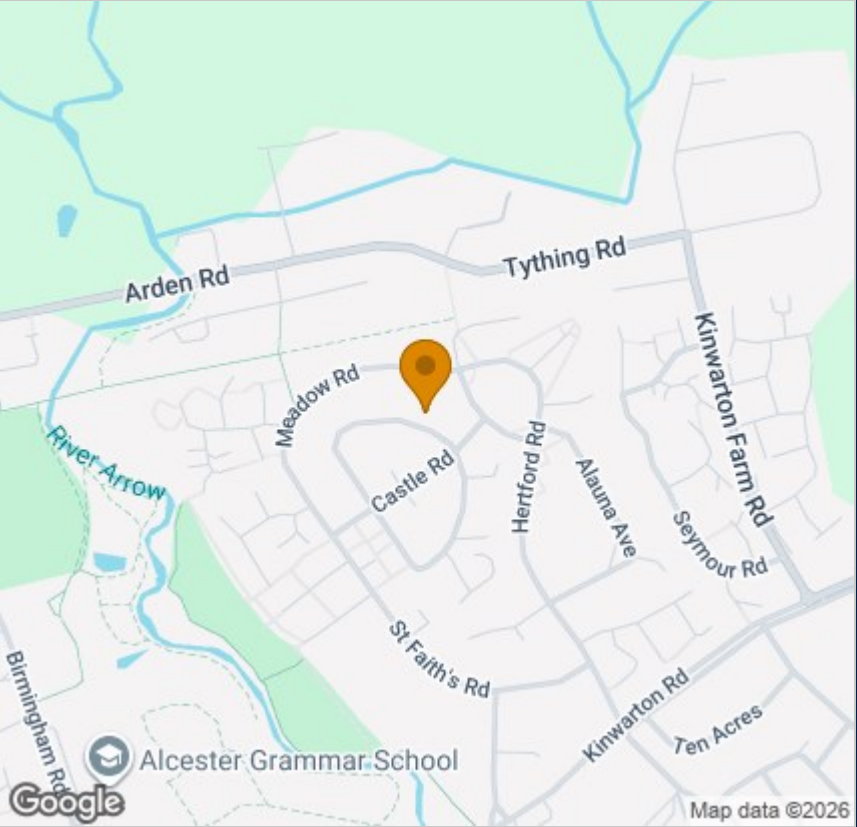
# Floor Plan



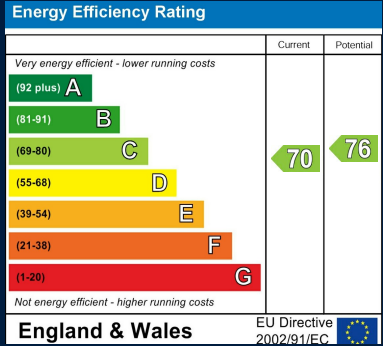
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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