



**Newport Drive ,**  
Alcester, B49 5BJ

Jeremy  
McGinn & Co

# Available at Offers In The Region Of £375,000



Ideally positioned within easy walking distance of the High Street and the town's excellent amenities, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

The property has been extended to the rear, creating generous ground-floor living space perfectly suited to modern family life.

Entering, you are welcomed by a large, light-filled living room featuring wood-effect flooring and a feature fireplace. The modern fitted kitchen is well-appointed with ample storage and a breakfast bar, and provides access to a useful lean-to, plumbed for laundry appliances.

To the rear, a versatile dining/family room enjoys French doors opening directly onto the garden — ideal for entertaining or relaxing while enjoying the sunny aspect.

Upstairs, there are three well-proportioned bedrooms and a stunning family bathroom, complete with a freestanding bath and separate shower enclosure, offering both style and practicality.

Externally, the property continues to impress. The front boasts a block-paved driveway providing off-road parking for two to three vehicles. The generous south-facing rear garden is fully enclosed for privacy and designed for low maintenance, predominantly paved with two shaped decorative slate areas. Mature hedging and fencing create a private setting, while a timber shed and rear pedestrian gate provide additional convenience, with access to nearby walking areas and surrounding farmland.

This is a superb opportunity to acquire a well-maintained family home in a highly desirable location.





**Tax Band:** C

**Council:** Stratford

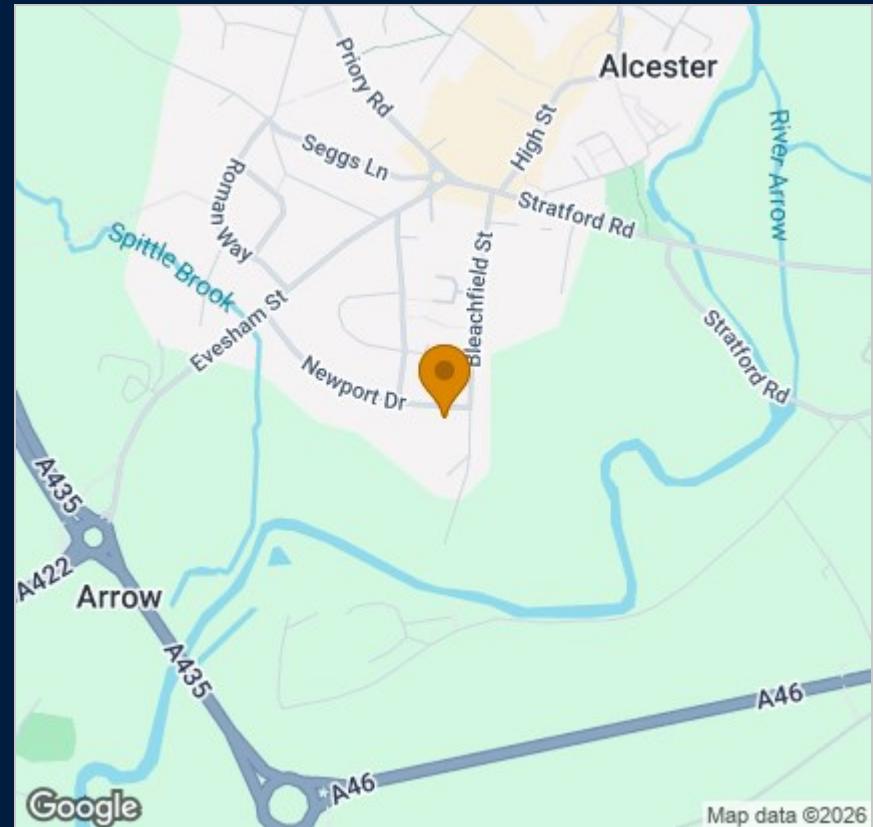
**Tenure:** Freehold

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.

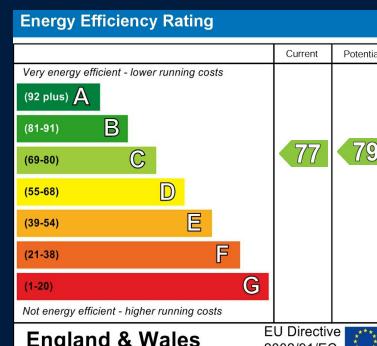
# Floor Plan



# Map



# Energy Performance



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