

# **Bleachfield Street**,

Alcester, B49 5BB



# Available at Offers In The Region Of £269,950



A modern Mid-Terrace property in a great location in a soughtafter street just a few minutes walk from the High Street and the many excellent amenities that the town has to offer.

Approached over a pedestrian path with a small and attractive front garden set behind a picket fence, the property is entered through a timber door into an entrance porch with further door into the living room.

From the living room, stairs rise to the first floor. A door leads through to the good size fitted Dining/Kitchen with door to a larder. There is also access into the Rear Garden.

Upstairs, the landing gives access to TWO DOUBLE BEDROOMS, one with built in wardrobes and a modern Bathroom.

The REAR GARDEN has a desirable WESTERLY ASPECT, therefore will enjoy afternoon and evening sunshine. Fully fenced to all sides, there is a paved patio to immediate rear with path leading down the lawn to a timber shed, bin store and pedestrian gate leading to the TWO ALLOCATED PARKING SPACES that belong to the property.

NB; The property is Freehold although there is a service charge payable for the allocated parking of £260 per year.













Money Laundering Regulations – Identification Checks

Tax Band: C

Council: Stratford

Tenure: Freehold

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 nonrefundable under any circumstances.







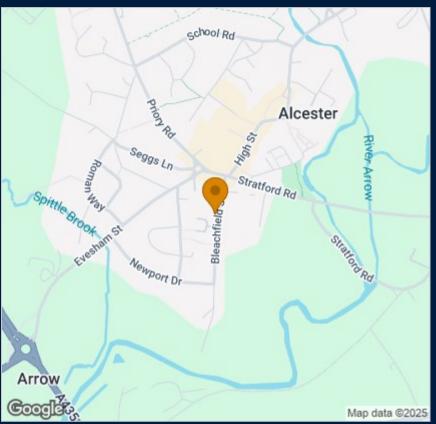
#### Floor Plan



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**

