



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

Jeremy  
McGinn & Co

# Available at Offers In The Region Of £339,000



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

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

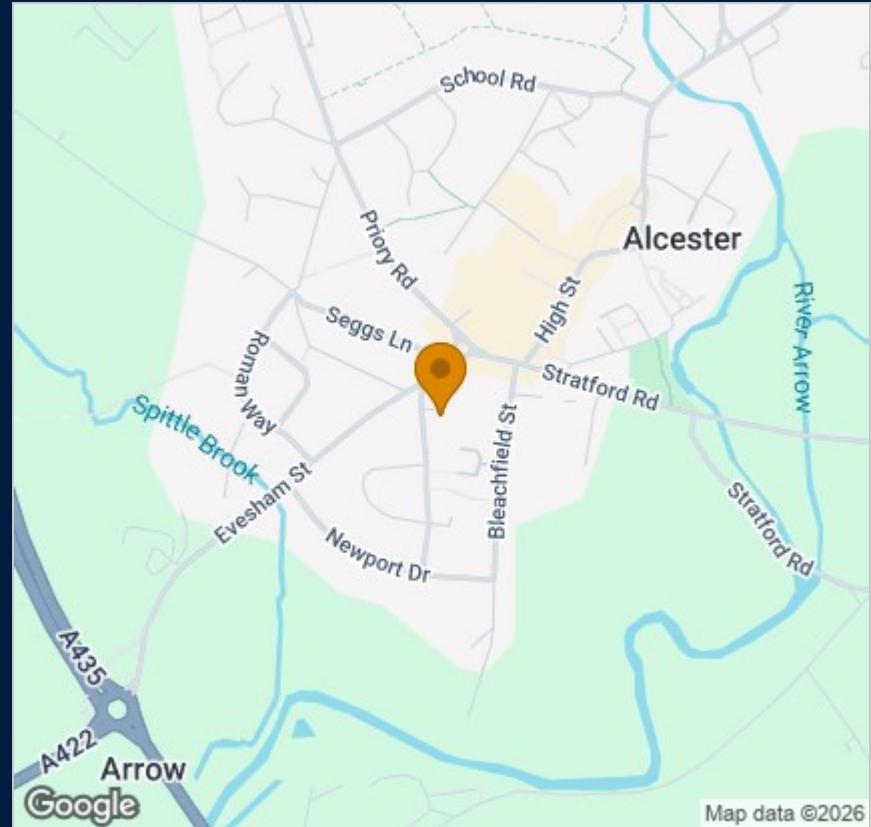
Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



# Floor Plan



# Map



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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# Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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