



**Rufford Close ,**  
Alcester, B49 6EE

Jeremy  
**McGinn** & Co 



# Available at Offers In The Region Of £265,000



A great opportunity to purchase a beautifully presented and recently re-furbished TWO Bedroom Semi-Detached home with driveway parking and a recently fitted Dining/Kitchen.

This lovely property is situated in a popular residential area within a 20-min walk of the town centre but with good local amenities near-by. The accommodation which is in 'move-in' condition, has been recently re-furbished by the current owner and includes; Entrance Hall, bright Living room with wood-effect flooring and a recently fitted contemporary Dining/ Kitchen with integrated bosch dishwasher, hob and cooker with door to the garden and internal door to the garage store, part of which was used to create the dining room. The garage/store houses the space for a washing machine and the 2-year old, Worcester combi-boiler.

Upstairs the landing leads to TWO spacious Bedrooms, one with two built-in cupboards. There is also a good size Bathroom.

The Rear Garden has been landscaped to provide an easy to maintain area, fully enclosed with fencing, with patio to immediate rear and a decked seating area at the rear, the remainder being laid to lawn.







**Tax Band: C**

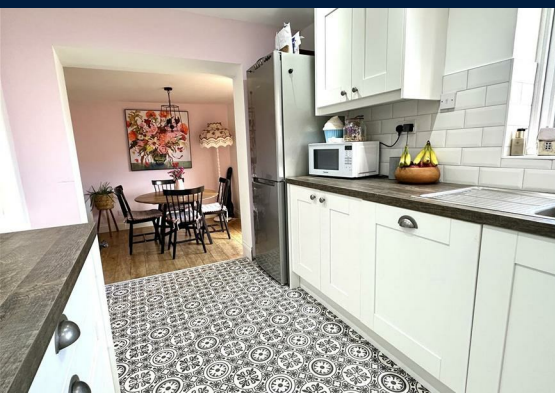
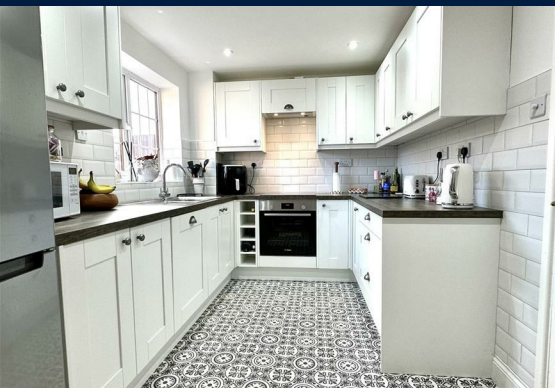
**Council: Stratford**

**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

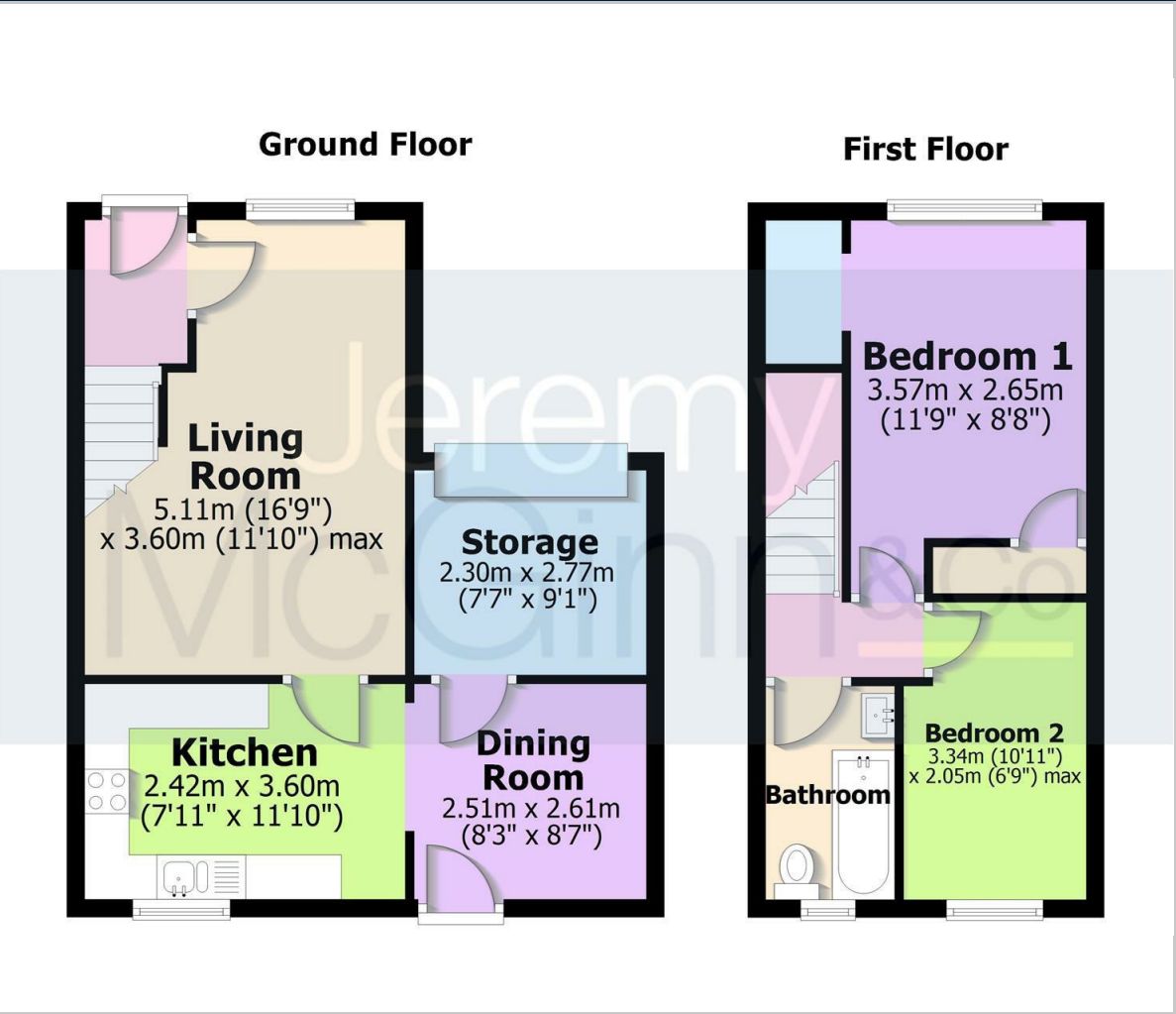
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To 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.





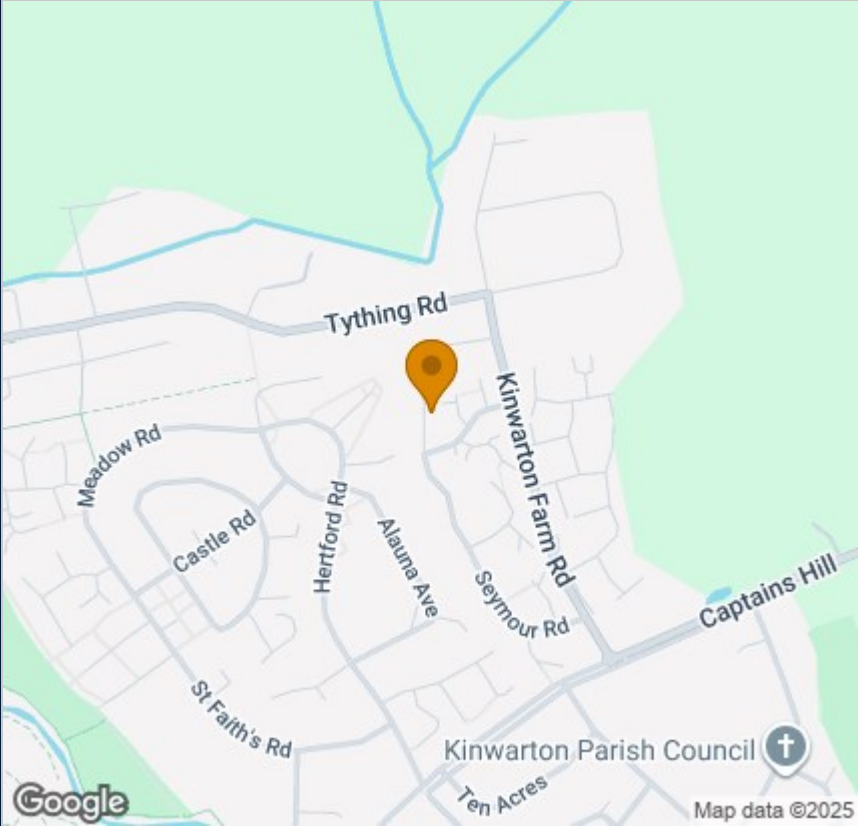
# Floor Plan



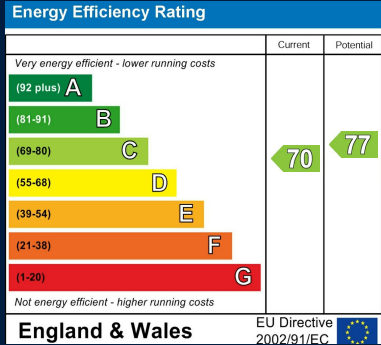
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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