



**Bleachfield Street ,**  
Alcester, B49 5BB

Jeremy  
McGinn & Co

# Offers In The Region Of £330,000



An extremely well-presented Three bedroom Semi-Detached property in a great location a few mins walk from the Alcester High Street and the many amenities that the town has to offer, including a variety of shops, cafes, pubs, post office, a Waitrose supermarket and the variety of local Schools.

The property itself has been largely modernised by the current owners internally although offers good potential to extend to the side (subject to pp) if required. The accommodation includes; entrance Porch and Reception Hall, a recently fitted Kitchen with some appliances, a bright Living room with feature fireplace and log burner with opening to the Dining room. Upstairs there is a recently fitted modern Bathroom and THREE Bedrooms with Air-conditioning in the main bedroom.

The property is approached over an attractive block-paved driveway providing parking for 2/3 vehicles which continues up one side. A timber gate leads through to the rear.

The Rear Garden which has a desirable Westerly aspect (perfect for afternoon and evening sun), is fully enclosed with fencing, has a gravelled and shaped seating area to immediate rear leading to garden/lawn beyond. The Detached Garage is situated in the rear garden.

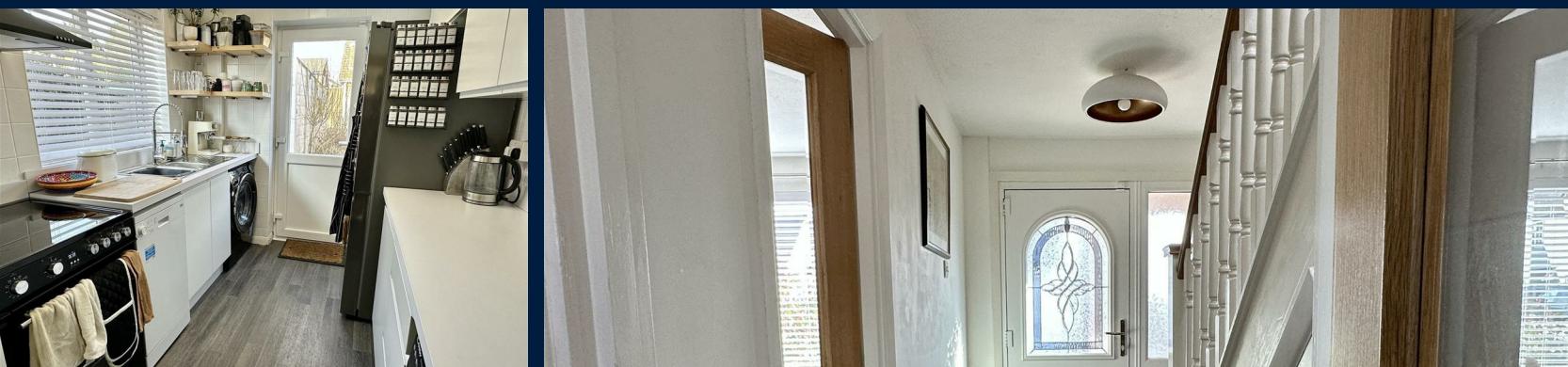
Offered For Sale with NO UPWARD CHAIN.



**Tax Band: C**

**Council:** Stratford

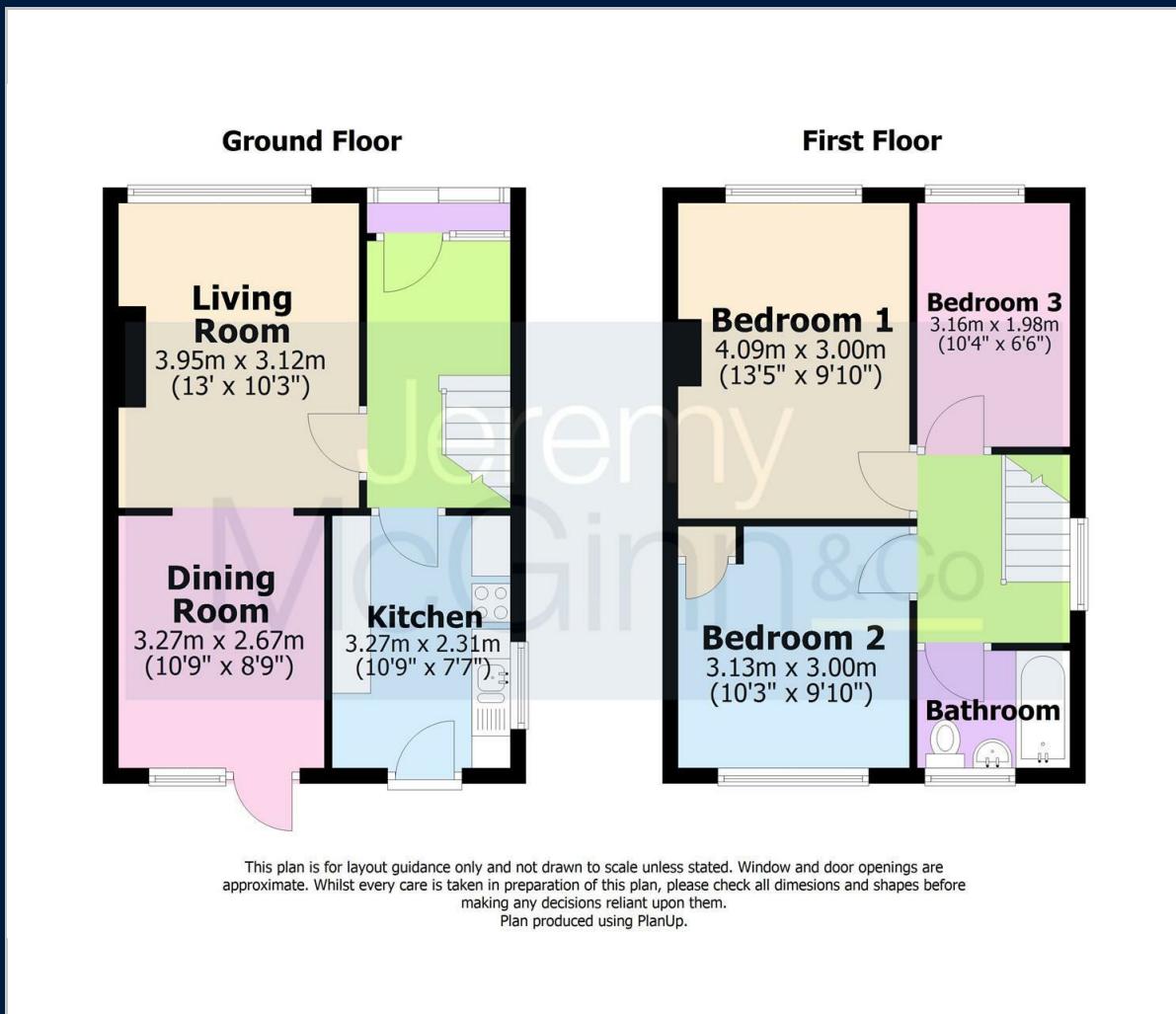
**Tenure:** Freehold



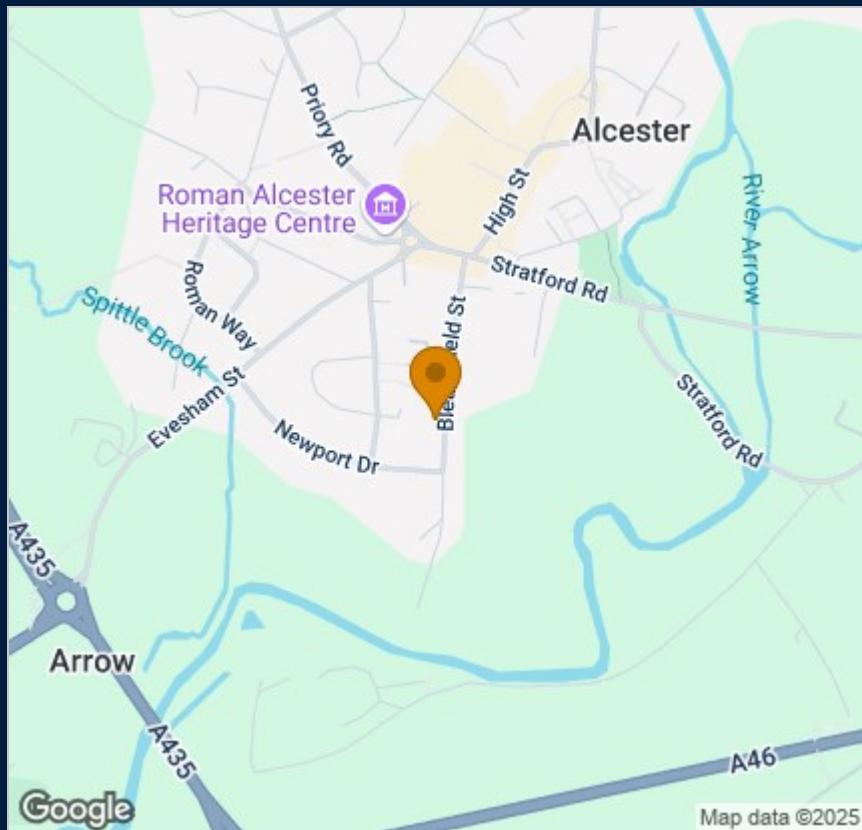
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	86
EU Directive 2002/91/EC			

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