



Mayors Drive ,
Alcester, B49 5RG

Jeremy
McGinn & Co

Offers In The Region Of £365,000



A beautifully presented THREE bedroom SEMI-DETACHED family home in a great position having an OPEN OUTLOOK TO THE FRONT with a small natural-style playground a short walk away, built by Bloor homes approx. 3 years ago therefore retaining 7 years of an NHBC warranty certificate.

The property has had several upgrades from its original build and includes a recently LANDSCAPED REAR GARDEN with a Westerly aspect, fully fenced, with porcelain patio and timber sleepers edging the good-size lawn. A timber gate at the side leads out to the Driveway which provided parking for two.

There is also two useful sheds in the garden

Internally, the bright accommodation includes; Reception hall, Living room with picture window to the front, inner hall with doors to the Downstairs Cloakroom and a large Under-stairs Cupboard. A door from the hall opens into the modern fitted Dining Kitchen with wood-effect flooring, integral appliances and french doors over-looking and opening to the garden. Upstairs, the Landing opens to the Family Bathroom, with bath and separate shower, Three Bedrooms, the main bedroom having a built in cupboard and En-Suite Shower room.

There is an Estate charge of approx. £146.00 per annum.





Tax Band: B

Council: Stratford

Tenure: Freehold

Money Laundering Regulations – Identification Checks

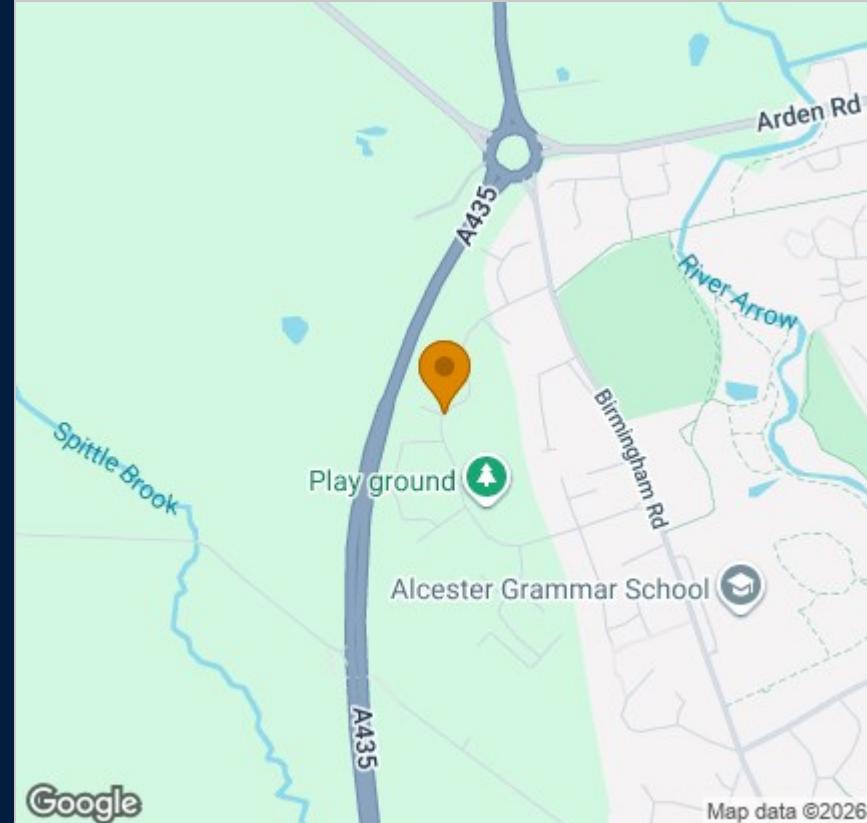
In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check.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



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		95
(81-91) B		83
(69-80) C		
(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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