



**Smiths Way,**  
Alcester, B49 6BL

Jeremy  
McGinn & Co

Available at  
Guide Price £220,000



Offered For Sale with NO UPWARD CHAIN, a beautifully presented TWO Bedroom Semi-Detached home having been recently modernised internally presenting in 'Move-In' condition.

The internal accommodation which has wood-effect flooring throughout the ground floor, includes; Reception hall opening to the bright Living room where there is a bespoke oak door opening to the large Under-stairs Cupboard.

Continue through to the modern fitted Kitchen where layout has been considered carefully providing built-in space for a tall fridge and plumbing for a washing machine and dryer. There is also a built-in coffee station and an integral slimline dishwasher as well as hob, extractor, oven and microwave.

An oak bannister leads up the staircase to the landing where there is access to the modern fitted Shower room and the TWO BEDROOMS. Bedroom 1 has an excellent range of built-in wardrobes.

Outside. To the front there is a tarmac Driveway at the side providing parking for two vehicles with a decorative gravel front allowing for further parking if required.

The Rear Garden is accessed from the kitchen or through a timber gate at the side which is wide enough for a vehicle to pass. The garden has been landscaped for easy maintenance and includes; fencing to three sides with two sides being built up with timber sleepers to form flower beds. There is a central lawn and a paved patio and in one corner stands a good size metal garden shed.

**ABSOLUTELY MUST BE VIEWED TO APPRECIATE THIS WELL-PRESENTED MODERN HOME.**





**Tax Band: B**

**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.

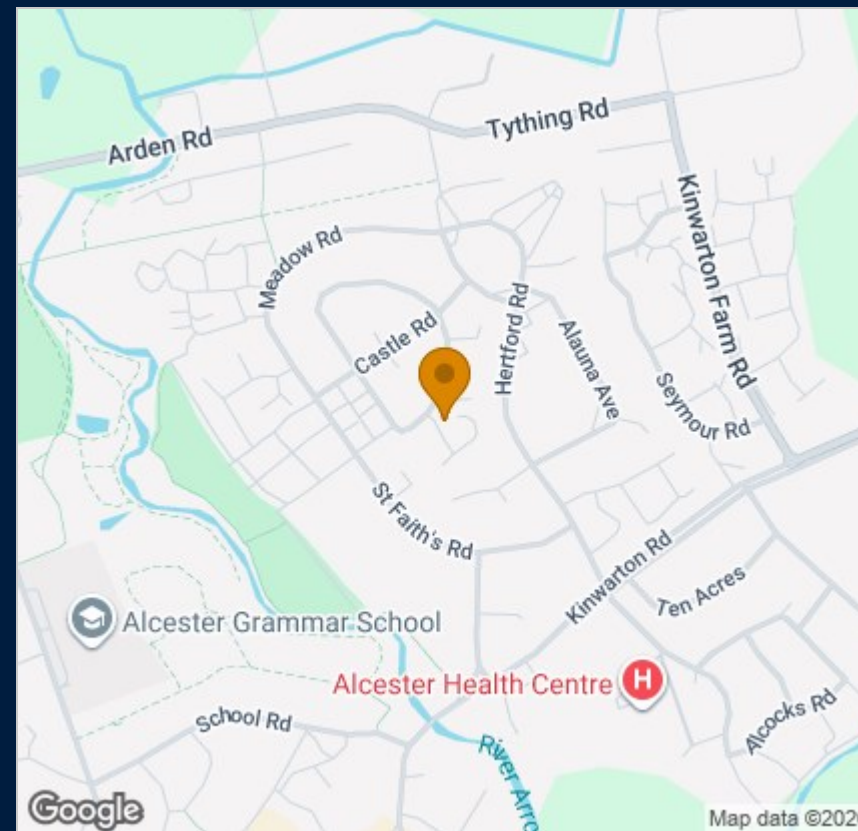
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway 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			
		75	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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.

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