



Church Bank , Temple Grafton

Alcester, B49 6NU

Jeremy
McGinn & Co 

Available at Offers Over £450,000



Situated in the highly sought after village of Temple Grafton this property comprises a mature semi detached house enjoying stunning countryside views to the rear creating a really pleasant aspect to the rear.

Temple Grafton is surrounded by undulating Warwickshire countryside being pretty much equidistant between the historic towns of Alcester & Stratford upon Avon both of which offer excellent local amenities including shops, popular schools (inc grammar schools) restaurants whilst rail services from Stratford make this an ideal place from which to commute to Birmingham.

6 Church Bank is within a short walk of the local school and Church and offers huge scope to create a characterful home of good proportion with the current layout comprising - Hallway, Living Room, Dining Room, Kitchen, Utility, WC, Landing, 3 Bedrooms, Bathroom & Separate WC.

To the rear of the property there are mature gardens from which to enjoy those awesome views whilst to the side of the property there is a very useful GARAGE part of which has been converted to a boiler room.

The property is offered for sale with the benefit of no upward chain.





Tax Band: C

Council: Stratford on Avon District Council

Tenure: Freehold

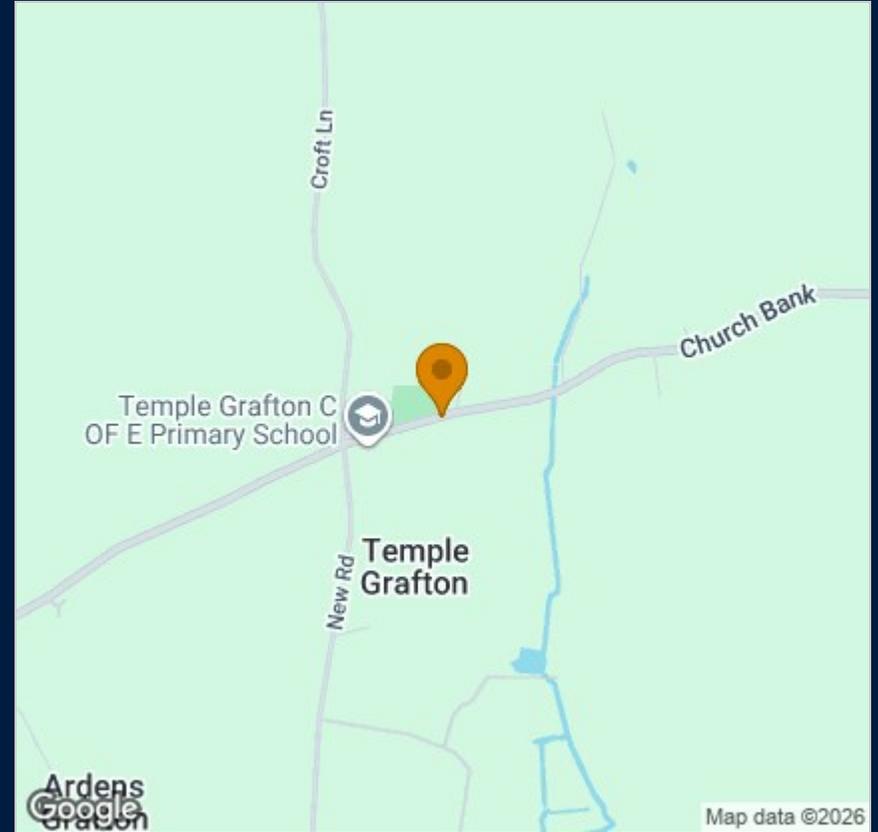
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

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		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.

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