



Alderminster, Alderminster

Stratford upon Avon, CV37 8NY

Jeremy
McGinn & Co 

Available at
Asking Price £280,000



Located in the sought-after village of Alderminster, we are delighted to bring to market this charming mid-terrace red brick cottage. The property is situated in the heart of the picturesque village of Alderminster conveniently located between Stratford Upon Avon and Shipston on Stour, the village offers a vibrant rural community spirit including the highly regarded Bell Inn at the hub of the village and lots of local dog walks!

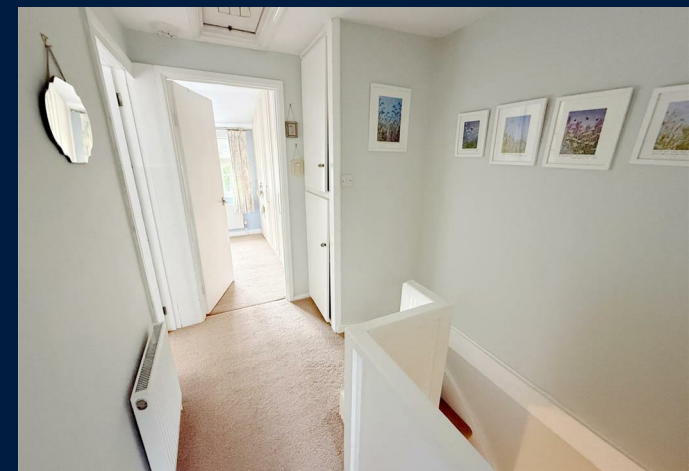
The cottage offers characterful accommodation with exciting potential to further enhance and reconfigure, subject to the necessary consents. Entered via a cosy snug sitting room, leading through to a separate dining room and kitchen beyond. Several neighbouring cottages have successfully opened up the dining room and kitchen to create a more contemporary open-plan living space, offering buyers an appealing opportunity to do the same here if desired.

To the first floor, there is a well-proportioned double bedroom with fitted wardrobes, a single bedroom and a modern shower room.

To the rear, the cottage benefits from a private courtyard garden providing an excellent space for outside dining and entertaining. Gated access leads via a communal walkway to a GARAGE, which offers excellent potential for conversion into a home office, studio or hobby space. Vehicular access is available to the rear of the property for added convenience.

In addition, the current owners rent nearby allotments/further garden area from the local authority, which may be available to the incoming purchaser subject to a new agreement.

Offered to the market with no onward chain, this delightful cottage would make an ideal first-time purchase, downsizing opportunity or charming village retreat.





Tax Band: C

Council: Stratford District Council

Tenure: Freehold

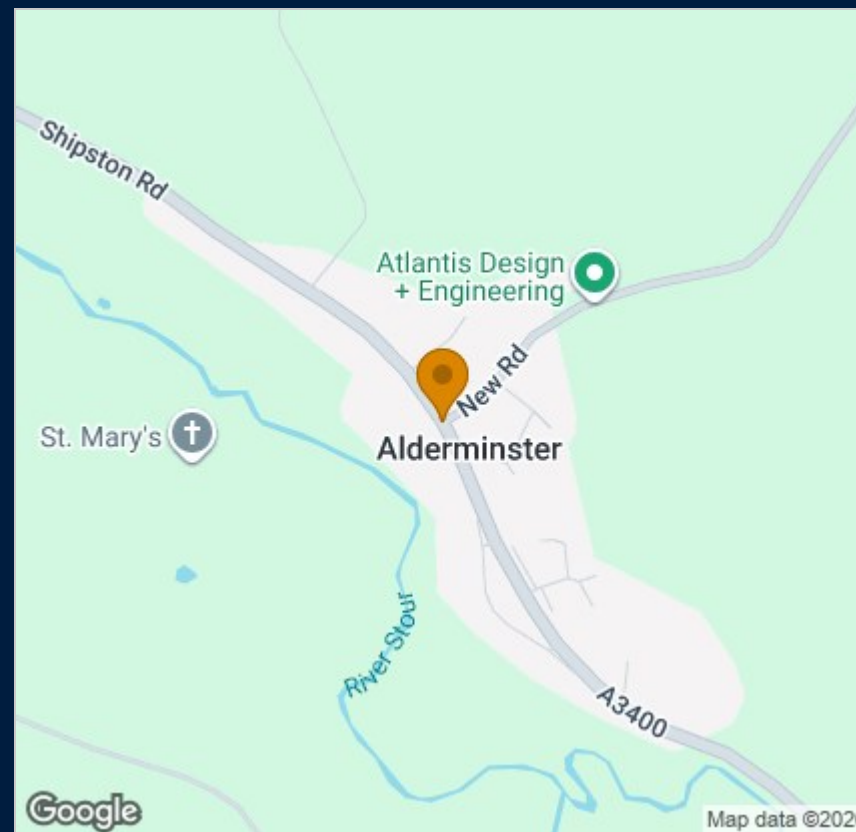
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, attracting almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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.

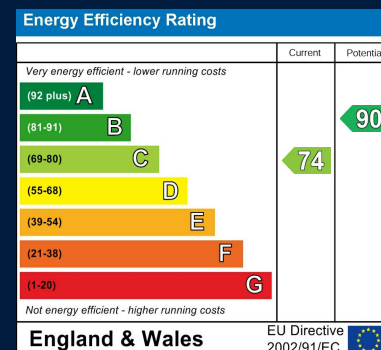
Floor Plan



Map



Energy Performance



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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com