



Birch Abbey,
Alcester, B49 5BU

Jeremy
McGinn & Co 

Available at
Asking Price £195,000



A chance to acquire an immaculately presented terraced cottage, ideally positioned in the heart of Alcester and just a few minutes' walk from the historic High Street, with its excellent selection of independent shops, cafés, bars and everyday amenities including a Waitrose supermarket.

The property has been the subject to a thorough and exceptional refurbishment. The charm and character of the original cottage have been carefully celebrated, with exposed timbers and brickwork sitting beautifully alongside a stylish, high-quality finish throughout.

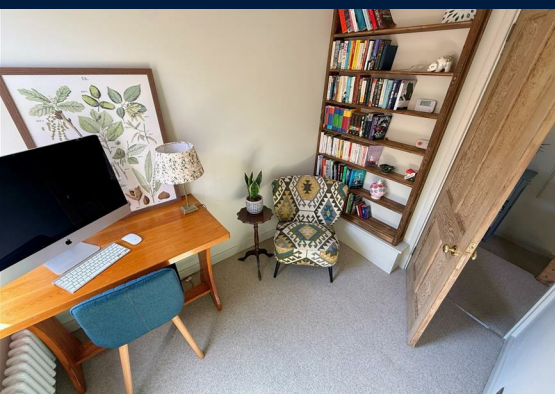
On the ground floor, a particularly charming sitting room forms the heart of the home, featuring an impressive exposed brick chimney breast and fireplace, together with attractive character detailing. The room flows through to a smart open-plan kitchen, fitted with contemporary units complimented by block wood work surfaces. Integrated and fitted appliances include an 2-ring induction hob, oven, fridge with freezer compartment and washing machine, creating a practical yet stylish space.

A staircase rises to the first floor, where the accommodation comprises a comfortable main double bedroom with cleverly designed built-in storage, a further single bedroom, ideal as a guest room, nursery or home office, and a remodelled shower room finished in an attractive contemporary style.

Outside to the rear, there's a lovely little spot to enjoy, with use of a shared courtyard, just right for a table and chairs.

The cottage's combination of period character, tasteful modernisation and superb central location makes it an especially appealing home, ideally suited to first-time buyers, downsizers or those looking for a charming and conveniently situated property within easy reach of everything the town has to offer.





Tax Band: A

Council: Stratford on Avon District Council

Tenure: Freehold

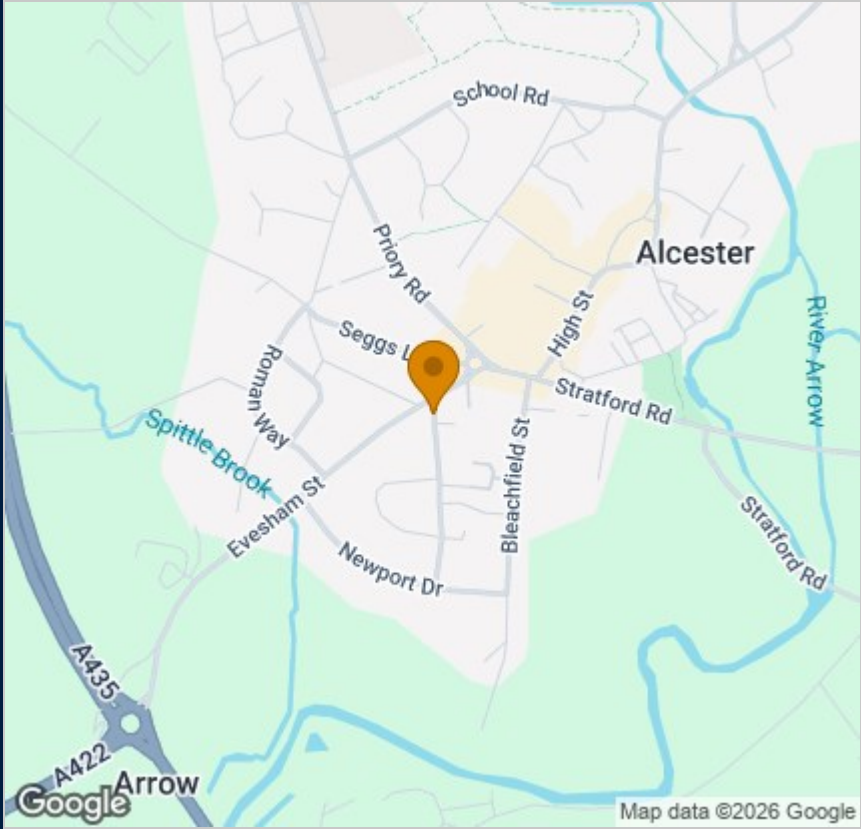
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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

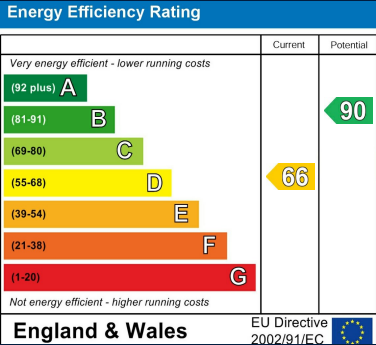
Floor Plan



Map



Energy Performance



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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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