



**St. Marys Road,**  
Alcester, B49 6QH

Jeremy  
**McGinn** & Co 

Available at  
Offers Over £350,000



Situated in a particularly quiet position within the delightful market town of Alcester, this semi-detached dormer bungalow is offered for sale with no onward chain. The property would benefit from some modernisation and provides spacious and versatile accommodation throughout.

The property has a generous frontage and is approached via a driveway providing off-road parking for two vehicles, while a covered, enclosed car port to the side offers additional parking or useful storage.

The ground floor comprises an entrance hall leading to a well-proportioned kitchen/dining room, a spacious living room, a separate dining room which could equally serve as a second reception room or family room, a ground floor bedroom, a shower room and separate WC.

To the first floor are two further bedrooms, providing flexible accommodation for family, guests or those requiring a home office.

Outside, the mature rear garden is predominantly laid to lawn and enjoys an established selection of trees, shrubs and planting, creating a peaceful and private setting ideal for relaxing or gardening enthusiasts.





**Tax Band: D**

**Council: Stratford on Avon District Council**

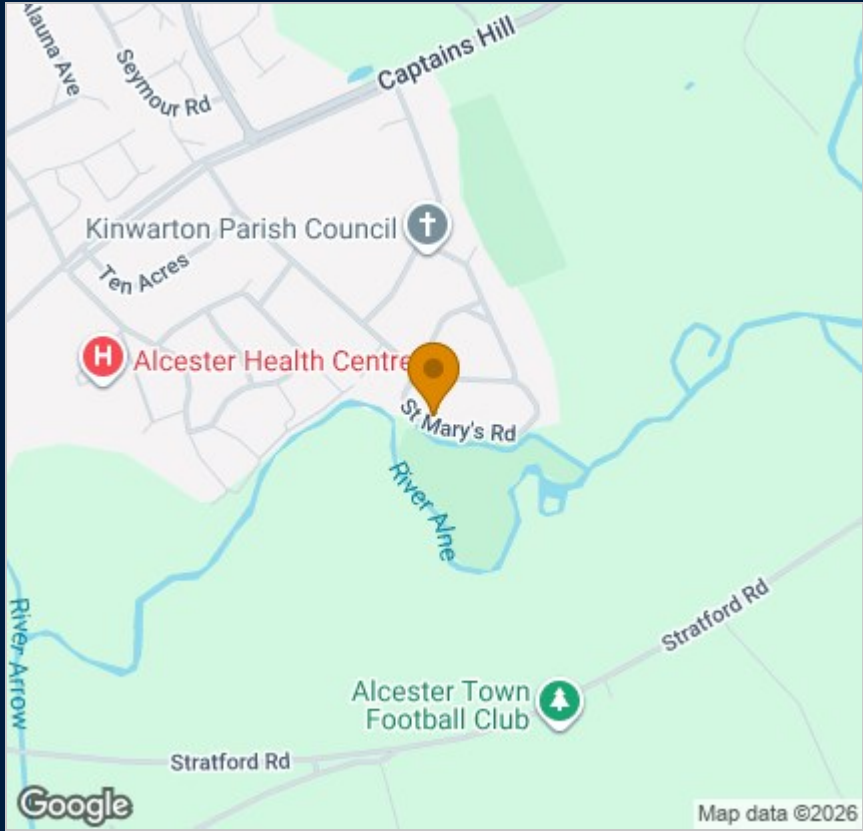
**Tenure: Freehold**



# 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                     |         |           |

Jeremy McGinn & Co

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.

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