



**Alcester Road ,**  
Stratford-upon-Avon, CV37 9JJ

Jeremy  
McGinn & Co 

# Available at Asking Price £325,000



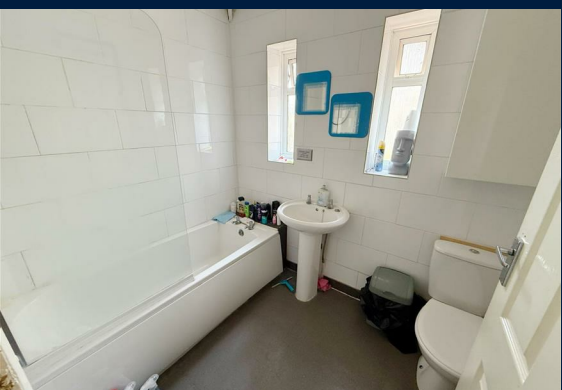
A chance to acquire a traditional bay-fronted semi-detached property, situated in an established residential position with easy access to local schools, supermarkets, train station and main road links.

The property is set back from the road behind a deep frontage offering plenty of parking and offers lots of scope for improvement and extension (stpp) to create a fabulous family home. The accommodation benefits from gas central heating and includes: Hallway, Living Room (currently used as a bedroom), Dining Room (currently used as a bedroom), Kitchen, Landing, two further double Bedrooms, storage cupboard / single bedroom & family Bathroom.

To the rear of the property, there is a pleasant and good sized mature garden with southerly aspect and a large storage shed / garage.

Tenure - Freehold





**Tax Band: C**

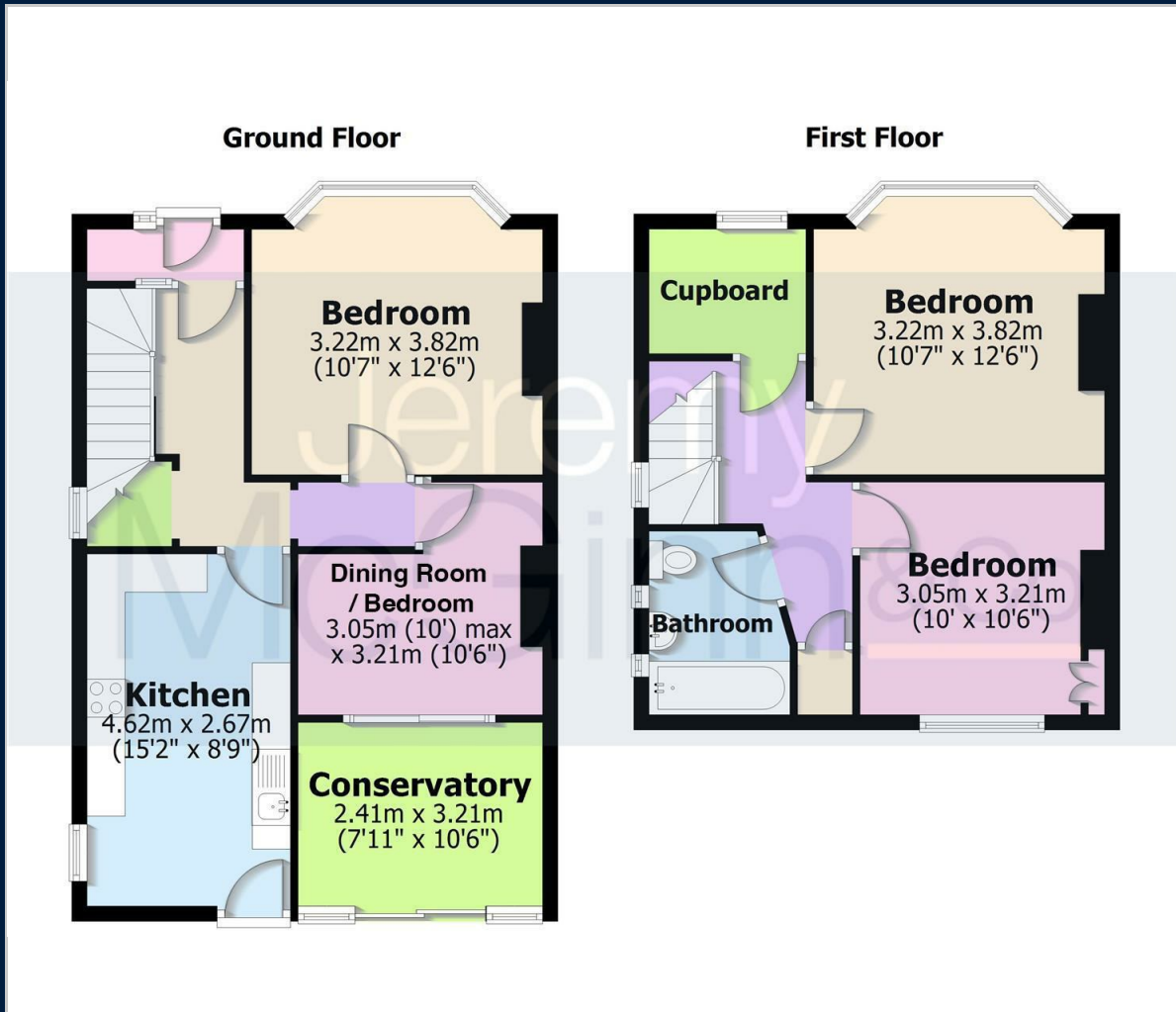
**Council: Stratford District Council**

**Tenure: Freehold**

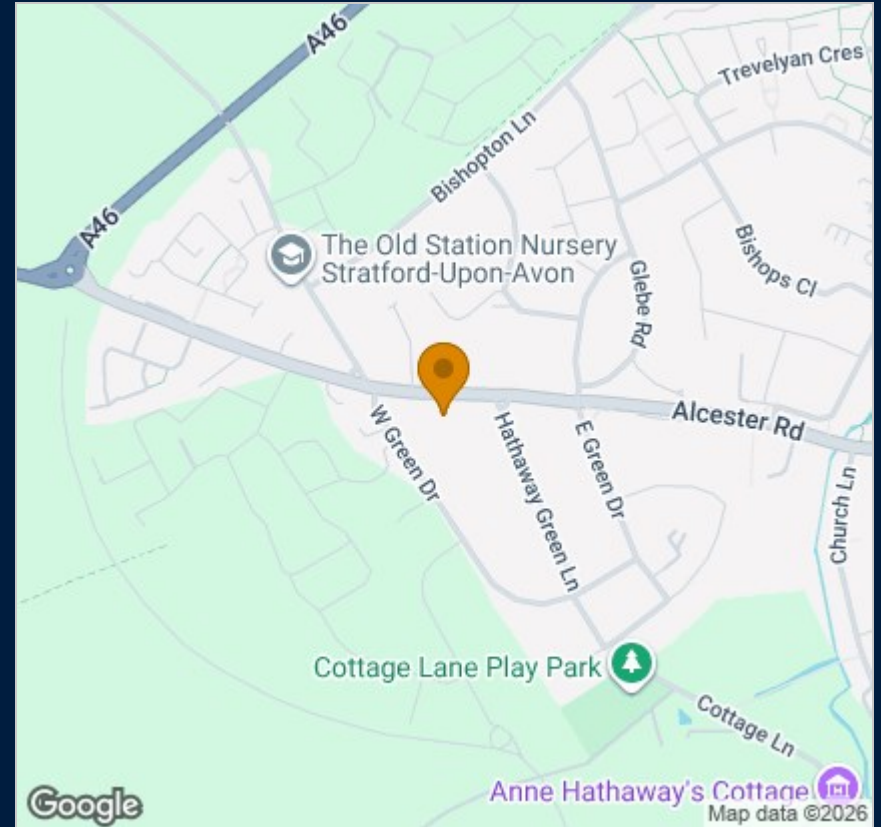
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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