Mayors Drive,

Alcester, B49 5RG

Jeremy McGinn &Co

Available at
Asking Price £390,000

3 2 1 B

An excellent opportunity to acquire this imposing three-storey semi-detached home, pleasantly situated on a popular modern development within the highly regarded Roman market town of Alcester. The property is offered for sale with the balance of its construction warranty and has been subject to numerous upgrades, resulting in beautifully presented accommodation finished to an exceptionally high standard throughout.

Alcester enjoys an excellent reputation as a place to live, renowned for its historic High Street, excellent local schooling and comprehensive range of amenities, whilst also being well placed for access to the surrounding Warwickshire countryside and nearby road networks.

Benefiting from gas central heating and uPVC double glazing, the accommodation is arranged thoughtfully over three floors. A welcoming entrance hallway leads into a comfortable living room, whilst the superb kitchen forms a real focal point of the home. It is comprehensively fitted with a range of contemporary units, integrated appliances and a central island, providing an attractive and practical space for both everyday living and entertaining. Off the kitchen is a useful utility area together with a guest cloakroom/WC.

The first floor provides a generous guest bedroom with an extensive range of fitted wardrobes, a versatile third bedroom/study and a well-appointed family bathroom.

Occupying the entire top floor is the impressive principal bedroom suite, creating a superb private retreat complete with fitted wardrobes and a stylish en-suite shower room.

Outside, the property benefits from a large garage with attic storage above along with a two-car driveway from which gated access leads into a particularly attractive and good-sized rear garden.

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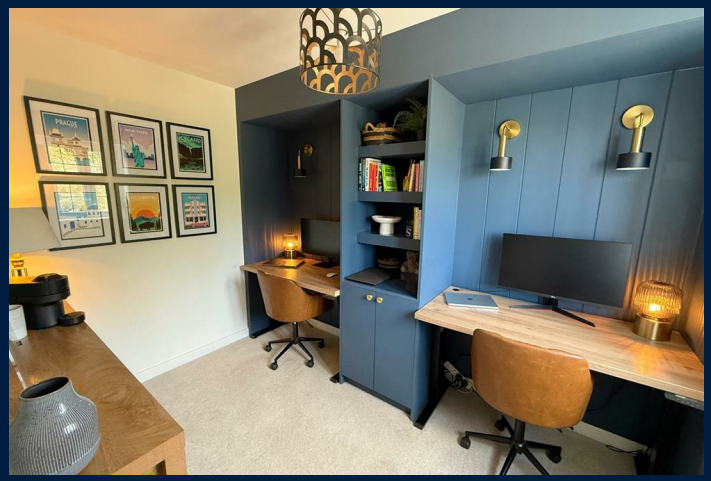
Our vendors currently pay a service/maintenance charge of £146.00 per annum.



Tax Band: D

Council: Stratford-upon-Avon District Council

Tenure: Freehold

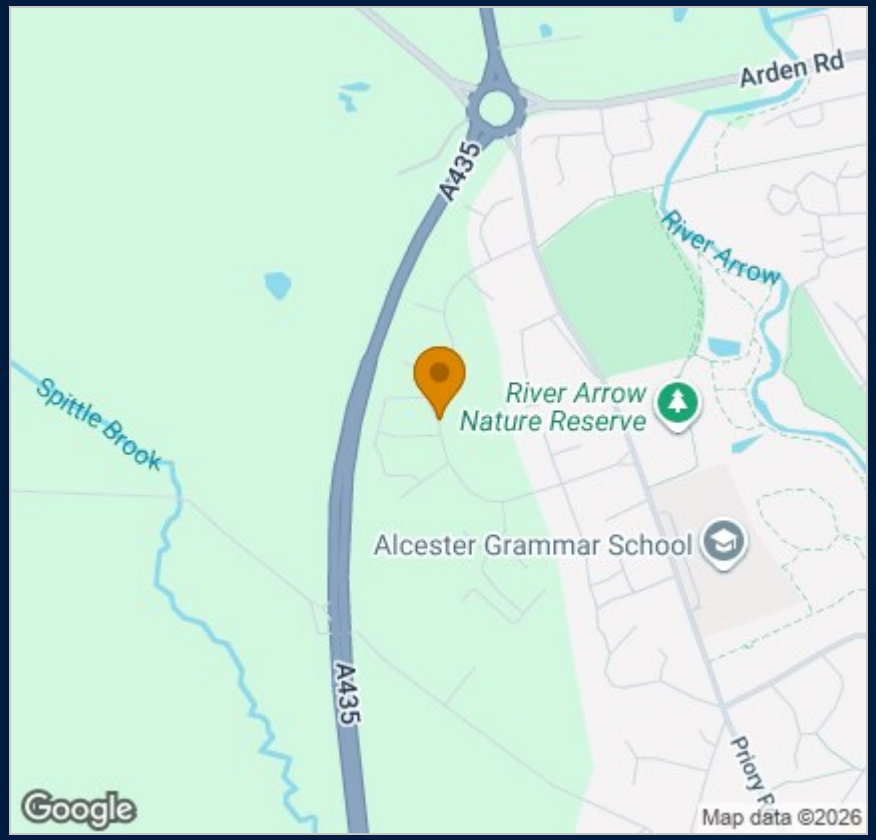
Designed with entertaining in mind, the garden features an extensive paved terrace, shaped lawn and a further seating terrace with pergola, providing an ideal setting for outdoor dining and relaxation.

Presented in immaculate order throughout, this is a superb example of a modern home where considerable care has been taken with both presentation and specification. An internal inspection is strongly recommended to fully appreciate the quality, space and versatility of the accommodation on offer.

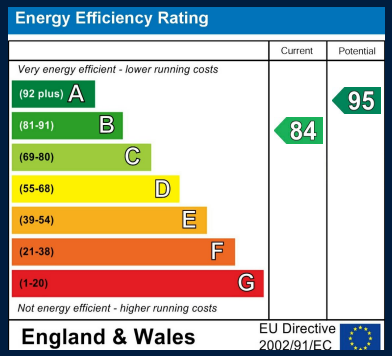
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud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



Money Laundering Regulations – Identification Checks

In line 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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