



High Street, Broom, B50 4HJ

Offers over £350,000

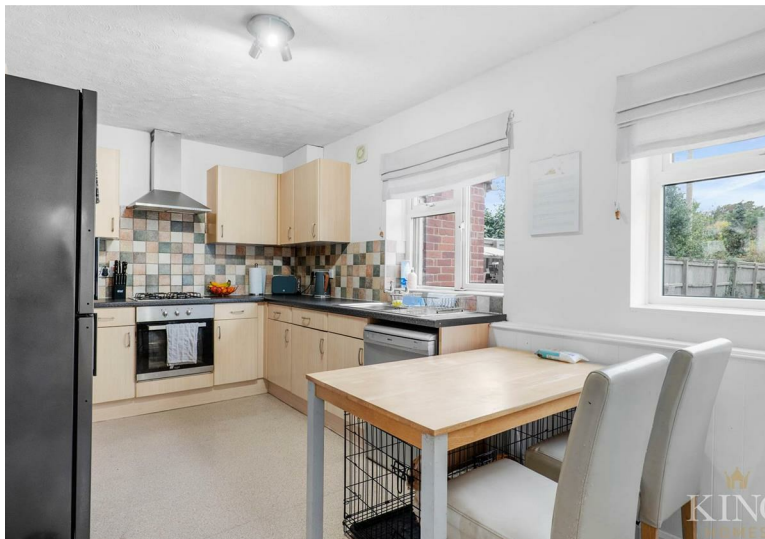

KING
HOMES

****NO ONWARD CHAIN** WELL-PRESENTED, THREE BEDROOM, semi-detached property located in the popular and HIGHLY DESIRED village of Broom, with large gravelled driveway, and VERY GENEROUS REAR GARDEN. Entrance hallway, living room, Kitchen/Diner, downstairs WC, three bedrooms, family bathroom. With potential to extend to the rear, the side and in the loft, subject to the necessary planning consents.**

This semi-detached home residing on a 0.2 acre plot, is well presented throughout enjoying a great location on the High Street in Broom, features a large gravelled driveway providing off road parking for several vehicles, a mature front garden, and generous enclosed rear garden, mostly lawned with established shrubbery and fencing to the borders.

The internal accommodation comprises; entrance hallway, living room with large window to the front aspect, kitchen/diner overlooking the rear garden, downstairs WC. The first floor features a landing area, three excellent sized and well proportioned bedrooms, and a family bathroom.

The property will make a fantastic family home, providing spacious accommodation and an enviable location, in the catchment area for excellent schooling for all ages, and local amenities nearby. There is massive potential to extend further if desired. This residence further benefits from gas central heating and double glazing.



~1/5th Acre plot ~ 0.2 acre plot rectangular length garden
~55m / 180ft long ~
~15m / 50ft wide ~

Location

Broom is an attractive riverside location astride the River Arrow perfect for lovely casual walks or a spot of leisure fishing. The village has two inns (Broom Tavern, Broom Hall Inn) offering great food and dining all year round, and a village hall, with a wider range of local shopping and leisure amenities and top primary schools in the nearby village of Dunnington and Bidford-on-Avon both 1.5 miles away. Situated 7 miles to the west of Stratford upon Avon and 4 miles south of Alcester, Broom is well located for the A46, which provides an easy link to the region's motorway network with the M42 to the north, M40 at the east at Warwick and access to the M5 either via Worcester or Tewkesbury to the south.

Hall

Living Room 12'0" x 15'1" (3.68m x 4.60m)

Kitchen/Diner 8'10" x 14'6" (2.70m x 4.44m)

Downstairs WC

Landing

Bedroom One 10'0" x 10'8" (3.06m x 3.27m)

Bedroom Two 10'10" x 10'8" (3.32m x 3.27m)

Bedroom Three 7'6" x 8'7" (2.30m x 2.64m)

Bathroom 6'9" x 7'2" (2.06m x 2.19m)

Store





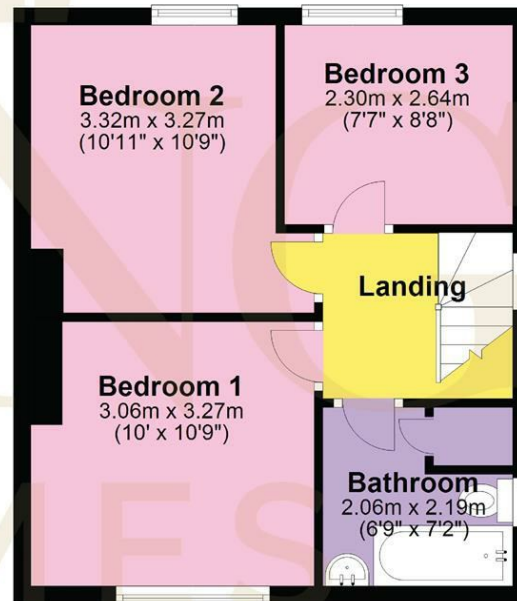
Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



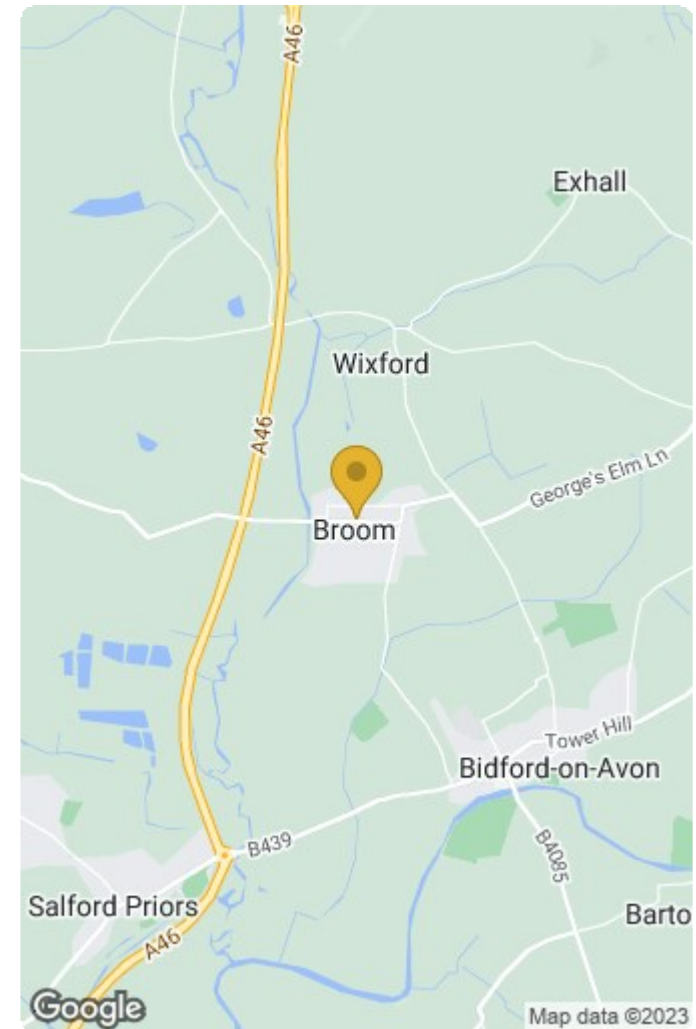
First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	