

Peter Clarke

IN ASSOCIATION WITH

Winkworth



21 Mill Lane, Broom, Alcester, B50 4HR

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Approximate Gross Internal Area = 178.46 sq m / 1921 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- Exceptional extended Victorian end-terrace property
- Quiet village-centre location
- Sympathetically extended, providing very spacious and flexible accommodation
- Beautifully upgraded, presented and maintained throughout
- Two sitting rooms, both with attractive fireplaces and wood-burning stoves
- High-quality recently fitted kitchen/breakfast room with central island
- Dining room/bedroom and garden room with atrium
- Three bedrooms, with two benefiting from en suite facilities
- Ground-floor bathroom and three bathrooms in total
- Attractive rear garden, home office and off-road parking for two vehicles



Offers Over £565,000

An exceptional and extended end-terrace Victorian property, situated in a quiet village-centre location, offering approximately 1,921 sq ft of beautifully upgraded and presented accommodation. The property combines period character with stylish modern improvements and provides exceptionally spacious and flexible accommodation, including three/four bedrooms, three bathrooms, three/four reception areas, attractive gardens and off-road parking for two vehicles.

ACCOMMODATION

The property is approached via a block-paved frontage providing off-road parking, with an attractive Victorian-style porcelain-tiled pathway leading to the front door. The front door opens into a welcoming entrance hall with attractive oak flooring.

The sitting room features a charming brick fireplace with wood-burning stove, creating a particularly cosy and characterful reception space.

The impressive main sitting room provides a superb focal point with feature stone fireplace and wood-burning stove. There are attractive window shutters and French doors leading through to the garden room.

The garden room is a delightful addition, featuring an impressive atrium roof, further French doors opening onto the rear garden and window shutters, providing an excellent space for relaxing and enjoying views of the garden.

The dining room/bedroom provides a further versatile reception space and benefits from attractive window shutters.

The kitchen/breakfast room has been recently fitted to a high standard and features stylish dual-tone fitted units with complementary work surfaces, display cabinets and

a central island. There is a Smeg range oven, space for an American-style fridge freezer, together with space and plumbing for both washing machine and tumble dryer. The central island incorporates useful pan drawers, breakfast bar and an attractive oak worktop. A stable door provides access to the outside, while the Worcester boiler is also accessed from the kitchen.

There is a ground-floor bathroom with roll top bath, wc and wash basin on dressing table, together with a linen cupboard.

Stairs rise to the first-floor landing, giving access to the bedrooms.

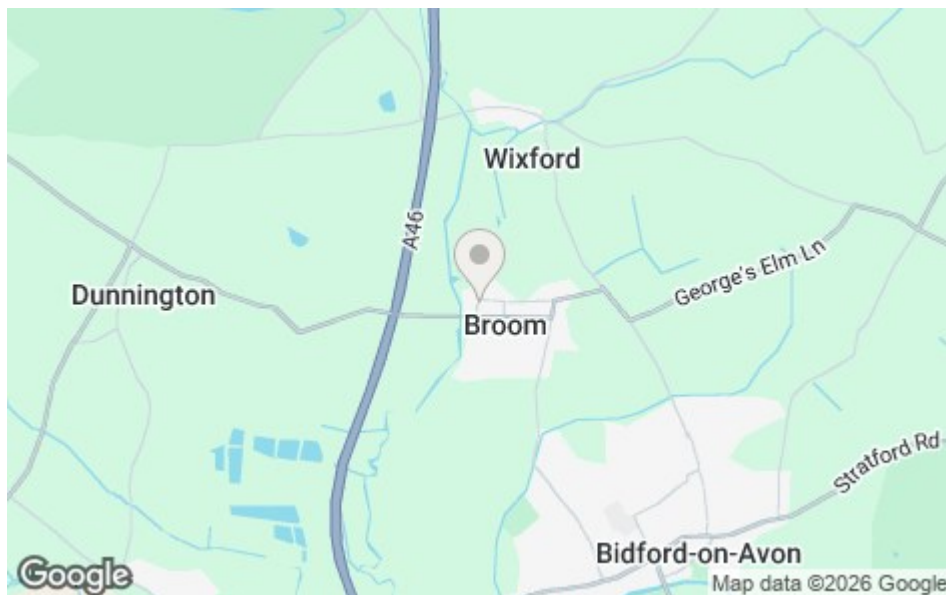
Bedroom One is a particularly good-sized principal bedroom with sliding doors to fitted wardrobes, providing excellent storage.

Bedroom Two is another well-proportioned bedroom with attractive window shutters and access to an en suite shower room, fitted with WC, wash basin and large shower cubicle.

Further stairs rise to the third bedroom, which is a superb space situated within the extended roof area. It benefits from two roof windows, fitted wardrobes and an impressive en suite shower room with WC, stone circular wash basin and large shower cubicle with rainfall shower head.







OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking, together with attractive porcelain Victorian-style tiling leading to the front entrance.

The rear garden is attractively arranged and provides two flagstone patio seating areas, ideal for outdoor dining and entertaining, together with an area of lawn and established planting. The garden also benefits from a garden shed and an insulated home office with power, providing an excellent dedicated workspace or hobby room. There is gated access to a further off-road parking space, together with double doors providing access to a useful store/bike shed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold.. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 78% O2 (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



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AN ASSOCIATE OF

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