

Peter Clarke



18 High Street, Broom, Alcester, B50 4HJ

- 1,931 sq.ft. of flexible accommodation
- Large plot with delightful, mature and private gardens
- Potential to create annexe
- Home office with wc
- Two reception rooms, kitchen, garden room, utility and boot room/study
- Four bedrooms, bathroom and en suite
- Ample parking, car port, very attractive gardens



Offers Over £475,000

ACCOMMODATION

Porch with front door to hall, stairs to first floor. Sitting/dining room with gas stove, air conditioning. Sitting room with stone fireplace with open fire. Kitchen with one and a half bowl single drainer sink unit, cupboards and work surface, four ring gas hob with oven and grill below, space for dishwasher, tiled splashbacks, breakfast bar, space for fridge freezer. Opening to garden room with downlighters, cloaks area off, French doors to rear, delightful views of garden. Inner lobby. Cloakroom with wc, wash basin, understairs storage cupboard. Utility with Worcester gas heating boiler, single bowl single drainer sink unit, cupboards, space and plumbing for washing machine, space for dryer, tiled floor. Boot room/study. Agents Note - there is the possibility to create an annexe from the ground floor sitting/dining room and utility and/or boot room/study.

Landing with access to roof space which is boarded with ladder and light. Main bedroom with two roof windows, fitted cupboards, drawers and wardrobe, aircon. Large en suite with wc, two wash basins and large shower cubicle, rainfall shower head, chrome heated towel rail, downlighters, tiled floor. Three further bedrooms. Refitted shower room with wc, wash basin, shower cubicle, tiled splashbacks, tiled floor, chrome heated towel rail.

Outside there is double five bar gated entrance to stone gravelled off road parking for several vehicles, mature planting, hedging and trees to front. Car port to side with gated access to rear garden which has large patio, summerhouse/home office of timber construction with double glazed windows, French doors to front, power and light, wc and wash basin. Useful wood store and covered area. Large lawn with deep evergreen shrub and perennial planted borders, pond, enclosed by wood fencing and hedging.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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.

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

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

VIEWING: By Prior Appointment with the selling agent.



18 High Street Broom



Total Area: 194.1 m² ... 2089 ft²
All measurements are approximate and for display purposes only





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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