



**2 Mill Close  
Broom  
Alcester  
B50 4HT**

**Offers In Excess Of £590,000**



Welcome to this charming four-bedroom detached home, nestled in the picturesque village of Broom. If you're seeking a perfect blend of open-plan living and cozy spaces for relaxation, this property could be just what you've been dreaming of.

At the heart of the home is the expansive open-plan kitchen, dining, and family room, thoughtfully designed to create a warm, welcoming atmosphere for both everyday moments and lively entertaining. Whether hosting friends or enjoying a quiet family meal, this space effortlessly invites connection. The covered decking extends your living space outdoors, offering a seamless flow between inside and out.

The home also offers four generously sized bedrooms, each a peaceful retreat where you can unwind in comfort and privacy.

Additional features include ample parking, an EV charging point, a detached single garage, and sheds for convenient storage. The lovely garden provides a tranquil escape, perfect for children to play, gardening enthusiasts to indulge their passions, or simply enjoying the sunshine.

Don't miss the opportunity to make this delightful property your forever home. Viewings are available 7 days a week, so come see for yourself!

### Open Plan Kitchen/Dining/Family Room

11'10" x 23'1" (3.63m x 7.05m)

The family hub of the house from cooking to entertaining this space has been well thought out with quartz worktops, walk-in pantry and centre island with induction hob and provision for gas connection if needed. Underfloor heating to the kitchen and triple glazed Single door and double French doors leading out onto the large composite decking area.

### Living Room

14'3" x 10'11" (4.35m x 3.34m)

With Bi-fold doors that open out into the Open plan Kitchen/Dining room and Contemporary electric fire, radiator and large triple glazed window.

### Office/Study

9'4" x 8'10" (2.87m x 2.70m)

With tiled floor, triple glazed window and full trunking housing multiple power sockets and ethernet ports.

### Utility Room

7'1" x 7'4" (2.16m x 2.26m)

Multiple storage units including space for microwave and air fryer. Sink with space for washing machine and tumble drier. Wall cupboard housing Worcester Combi Boiler. Triple glazed window.

### Downstairs Toilet

7'1" x 7'4" (2.16m x 2.26)

Toilet and basin with radiator and triple glazed window.

### Cloakroom

5'1" x 3'5" (1.57m x 1.06m)

Coat and shoe storage with radiator

### Bedroom One

11'5" (max) x 13'10" (3.48m (max) x 4.22m )

Wood laminate flooring, built-in wardrobe, radiator triple glazing and door leading into the;

### En-Suite

5'2" x 5'3" (1.60m x 1.62m)

Toilet, shower cubicle, vanity sink, towel rail and triple glazed window.

### Bedroom Two

10'7" x 12'0" (3.24m x 3.66m)

Wood laminate flooring, large mirrored sliding door wardrobes, radiator and triple glazed window.

### Bedroom Three

12'4" x 7'10" (3.78m x 2.41m)

Wood laminate flooring, with space for double bed. Radiator and triple glazed window.

### Bedroom Four

6'11" x 8'9" (2.13m x 2.68m)

Wood laminate flooring, radiator and triple glazed window.

### Family Bathroom

11'7" x 8'10" (3.55m x 2.70m)

4 piece bathroom suite including shower cubicle, bath, vanity sink, toilet, heated towel rail, useful storage cupboard and triple glazed window.

### Garage

17'10" x 8'11" (5.44m x 2.72m)

With up and over door front door and side door with double glazed window to the rear. Various sockets and useful loft storage.

### Wooden Workshop

11'6" x 9'0" (3.52m x 2.75m)

Multiple sockets with work benches.

### Wooden Shed

5'10" x 9'9" (1.80m x 2.99m)

Storage for garden tools.

### Potential Summerhouse

12'0" x 12'0" (3.66m x 3.66m)

Currently being used to house chickens but has electric supply and can easily be converted to Summerhouse/entertaining space.

### Decking with Aluminum Louvered Pergola

13'1" x 22'11" (4m x 7m)

Raised composite decking with electric socket and louvered aluminium pergola perfect for entertaining/relaxing in the summer.

### Garden

Mostly laid to lawn with various plants and trees.

Useful underground watering system to all the borders and trees.

### Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

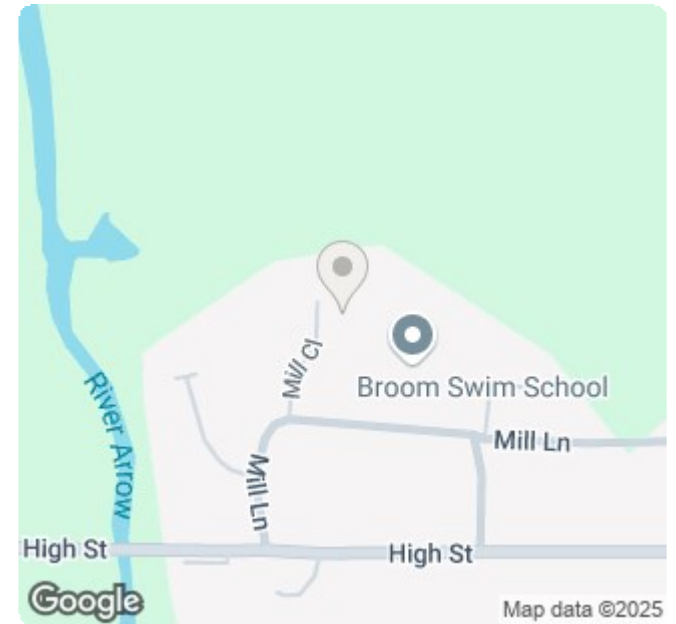
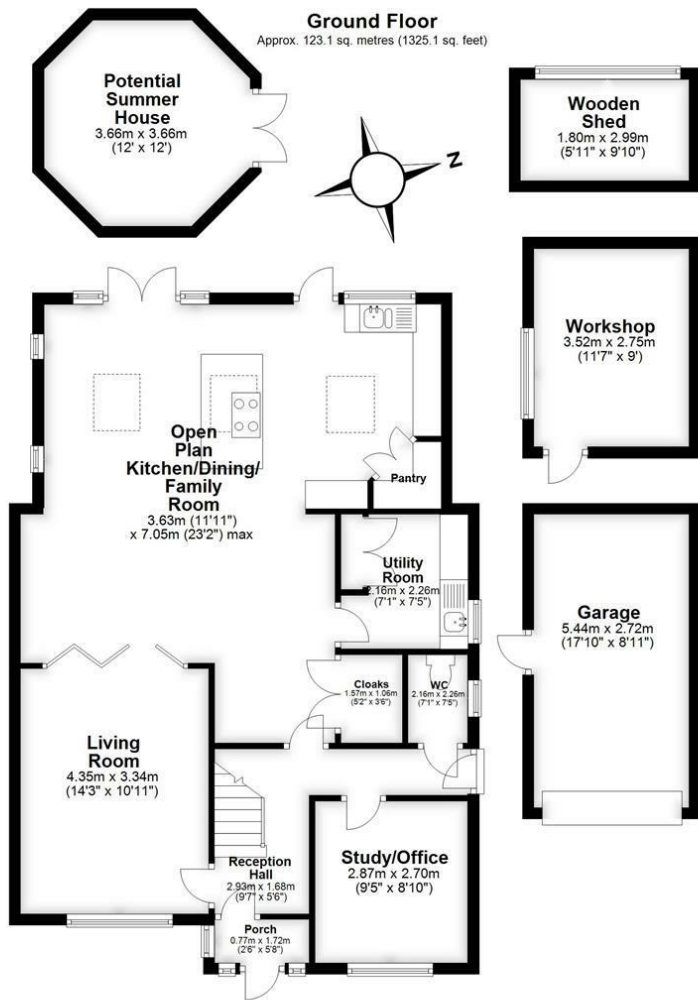
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 179.3 sq. metres (1929.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.



