



EARLES
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**Arrow Rise,
Kings Lane, Broom, Nr. Alcester, Warwickshire, B50 4HB**
£485,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Situated on a large corner plot, this delightful detached bungalow benefits from two means of vehicular access, one off Kings Lane to the front and the other off Bidford Road to the side, which leads to an exceptionally large double garage and 1.13 acres of amenity woodland, orchard and open grassland at the rear, being ideal for dog walking or just as a place to sit quietly on a summer's evening!

Although the property is habitable, it is in need of refurbishment and general updating throughout, but such a project can be undertaken by a new owner in easy phases, should they so wish. In addition, there is good potential for extension (STPP) so the bungalow offers a great opportunity for those looking to put their own "stamp" on.

Kings Lane is only a short walk from the centre of the village of Broom, which is home to two pubs ("The Broom Tavern" and "Broom Hall Inn") and an active village hall, which plays host to a range of regular social events and both daytime and evening classes. Further amenities - including shops, schools, cafés, pubs and sports facilities - can be found in the neighbouring village of Bidford-on-Avon, as well as in the small Roman town of Alcester, which is located just 4 miles away. The property itself lies within easy access of the A46, which, in turn, provides fast links to the M5, M40 and M42 motorways.



This property is set back from the road behind a tarmacadam driveway, which provides parking for multiple vehicles.

Enclosed Passageway

With door into:

Rear Vestibule

10'2" x 4'7" (3.10m x 1.40m)

With UPVC double glazed window to the side and matching UPVC double glazed door leading to the rear garden. Part glazed door into:

Reception Hall

12'9" x 9'6" (max) (3.90m x 2.90m (max))

L-shaped; with hatch giving access to the roof space. Door into:

Cloakroom

With low level WC, door to storage cupboard and door to former airing cupboard with linen shelving.

Kitchen

11'1" x 9'10" (3.40m x 3.00m)

With UPVC double glazed windows to the side and rear, fitted with a range of wall, drawer and base units with roll edged laminate work surfaces over, inset single drainer stainless steel sink, space for a freestanding cooker, and wall mounted "Ideal Logic" central heating and hot water boiler with 7-day programmer.

Living Room

16'0" x 11'5" (4.90m x 3.50m)

With coving to the ceiling, UPVC double glazed window to the rear and matching UPVC double glazed personnel door.

Bedroom One

11'1" x 11'1" (3.40m x 3.40m)

With UPVC double glazed window to the front.

Bedroom Two

11'5" (max) x 11'5" (3.50m (max) x 3.50m)

With UPVC double glazed window to the front and a range of built-in wardrobes.

Bathroom

5'2" (min) x 4'11" (1.60m (min) x 1.50m)

With panelled bath, pedestal wash hand basin and tiling to splashback areas.

Single Garage

15'8" x 8'2" (4.80m x 2.50m)

Of single brick construction; with up-and-over door to the front, obscure glazed window to the rear and power point.

Rear Garden

Mainly laid-to-lawn with paved patio areas and a range of mature plants and shrubs, A paved pathway leads to:

Lean-To Garden Shed

Of timber construction; with single pitched felt roof, pair of doors leading to the side garden and concrete floor.

Double Garage

20'4" x 20'0" (6.20m x 6.10m)

Of sectional concrete construction; with twin pitched roof and concrete floor including a service pit, power points and strip lights.

Land

The amenity woodland that includes some maturing trees, fruit trees and some open grassland areas extends to 1.13acres or thereabouts. All this land and the large double garage has an independent access onto the Bidford Road.

Additional Information

Broadband:

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

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the breakfast kitchen.

Tenure:

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

Viewing:

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

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Total area: approx. 90.5 sq. metres (974.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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	

