



**Mill Lane ,**  
Broom, B50 4HR

Jeremy  
McGinn & Co 



# Offers In The Region Of £350,000



5 MILL COTTAGES is an immaculately presented, semi-detached COTTAGE situated in a delightful quiet location off the High Street in the village of Broom, approx 3 miles from the Roman market town of Alcester.

This lovely home has deceptively spacious open-plan downstairs accommodation, THREE Double Bedrooms on the first floor and a beautiful SOUTH-FACING REAR GARDEN leading to a shared rear Courtyard with parking and a GARAGE En-bloc along with parking for two vehicles.

The front is approached by pedestrian access over a gravelled garden with path to a canopy porch opening to the entrance hall. Solid timber internal doors open to the Downstairs Cloakroom and the Living room with picture window to the front and a feature fireplace and log-burner. A wide arch leads into the Dining room with further arch opening to the fitted Kitchen with some appliances. From the kitchen a stable door opens to the Garden, which is fully enclosed with many maturing shrubs, flowering plants and a small Almond tree, either side of the good size lawn.

Upstairs the landing access provides access to the Three Bedrooms, one of which has fitted wardrobes and another, a large walk-in wardrobe/cupboard with velux window. There is also a modern Family Bathroom.







**Tax Band: C**

**Council: Stratford**

**Tenure: Freehold**



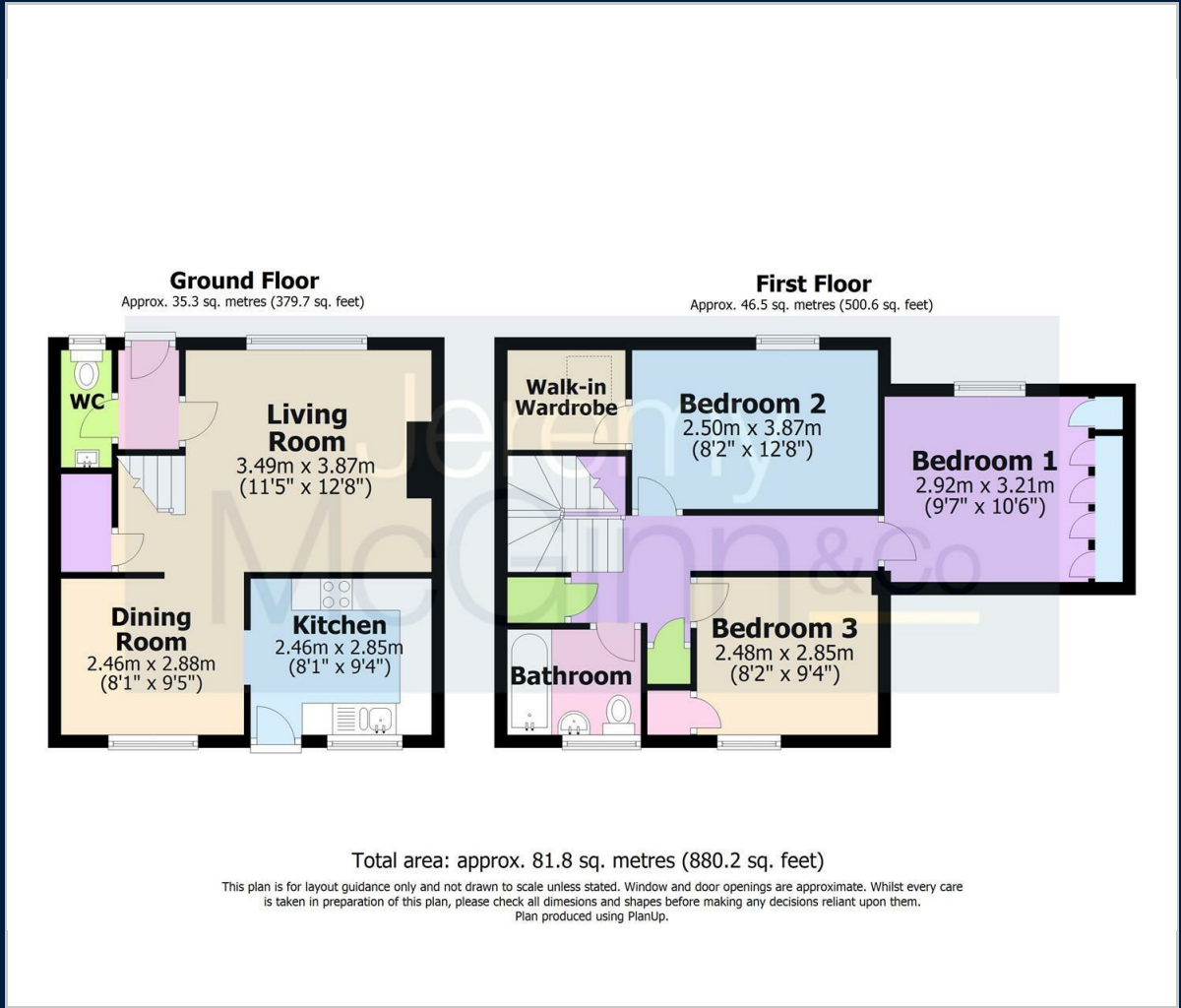
Broom is a village in the civil parish of Bidford-on-Avon in the Stratford-on-Avon district of Warwickshire, England, about 1.7 miles (2.7 km) north-west of Bidford. The village lies in the north-west corner of the parish between the River Avon, which forms its western boundary, and the road from Bidford to Alcester. Broom formerly consisted of two hamlets known as King's Broom and Burnell's Broom

Broom is known as one of the Shakespeare villages. William Shakespeare is said to have joined a party of Stratford folk which set itself to outdrink a drinking club at Bidford-on-Avon, and as a result of his labours in that regard to have fallen asleep under the crab tree of which a descendant is still called Shakespeare's tree.

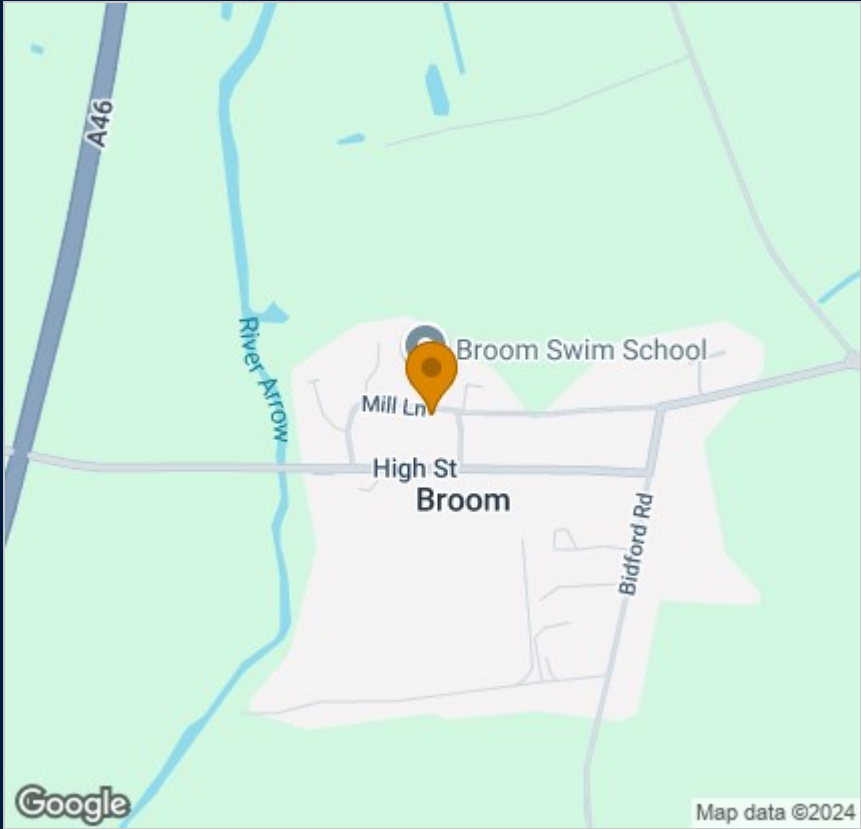




# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A High Street, Alcester, Warwickshire, B49 5AF  
Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com