



High Street, Alcester, B50 4GZ

Guide price £425,000



**** DETACHED ** FOUR GOOD SIZE BEDROOMS ** TWO BATHROOMS ** GARAGE ** DRIVEWAY PARKING ** PRIVATE LANDSCAPED GARDENS ** SOUGHT AFTER VILLAGE LOCATION **** This beautifully presented property is part of an exclusive development just off Broom High Street, featuring fenced borders, a gated side garden, and a block-paved driveway leading to the garage. Inside, a spacious hallway leads to a stunning L-shaped lounge-dining-family room, filled with natural light from dual-aspect windows and offering access to the private rear garden. The well-appointed kitchen includes ample worktop space and a utility room. Upstairs, there are four generous bedrooms, including a master with a modern en-suite, plus a family bathroom. The landscaped rear garden offers privacy with a paved patio, raised beds, and a feature pond.



Set within a small, exclusive development of similar homes, the exterior features fenced borders with gated access leading to the side garden, where a carefully chosen tree enhances the landscape. A pathway connects the side garden to the rear and side entrances. To the front, a block-paved driveway provides parking for two vehicles and leads directly to the garage.

Upon entering, you're welcomed by a spacious hallway that includes a storage cupboard, doors to various rooms, and a staircase leading to the first floor.

The heart of the home is the impressive lounge-dining-family room, designed in an L-shape for optimal furniture placement. Dual-aspect windows flood the space with natural light, while sliding doors provide access to the rear garden.

The kitchen is well-appointed with a wide range of wall and base units, offering ample worktop surfaces and tiled splashback. A large window above the sink overlooks the side garden, and an external door provides convenient access to the high street. Off the kitchen is a practical utility room.

Upstairs, the landing leads to four generously sized bedrooms, one of which benefits from a modern en-suite. A family bathroom serves the remaining bedrooms.

The rear garden offers a high level of privacy, surrounded by established trees along the borders and fully enclosed by fencing. Beautifully landscaped throughout, it includes a paved patio area, raised planting beds and a feature pond, creating a serene outdoor space.

Broom is a charming and picturesque village located in the civil parish of Bidford-on-Avon, just 1.7 miles northwest of Bidford, 4 miles from Alcester, and 7.5 miles from Stratford-upon-Avon. The village is home to two historic 16th-century pubs, the Broom Tavern and the Broom Hall Inn, adding to its character and appeal.

Hall

Kitchen/Breakfast Room 15'10" x 8'7" (4.83m x 2.62m)

Utility 5'1" x 8'7" (1.55m x 2.62m)

Lounge/Dining Room 21'3" x 16'10" (6.48m x 5.15m)

W.C

Bedroom 1 11'6" x 13'3" (3.52m x 4.04m)

En-suite

Bedroom 2 9'4" x 11'6" (2.86m x 3.52m)

Bedroom 3 9'10" x 8'10" (3.01m x 2.70m)

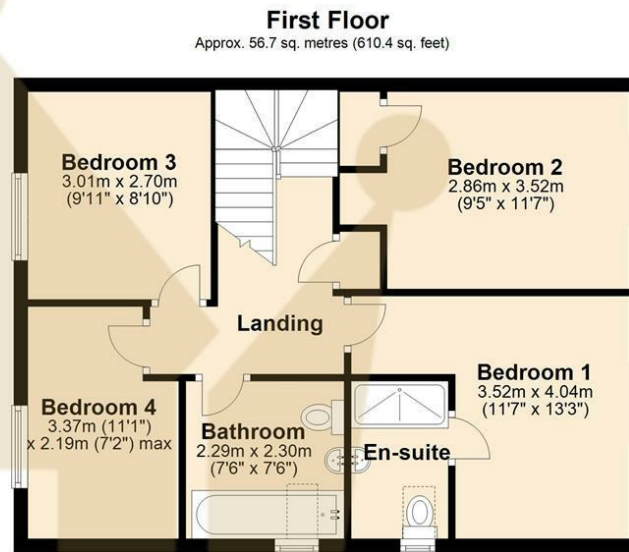
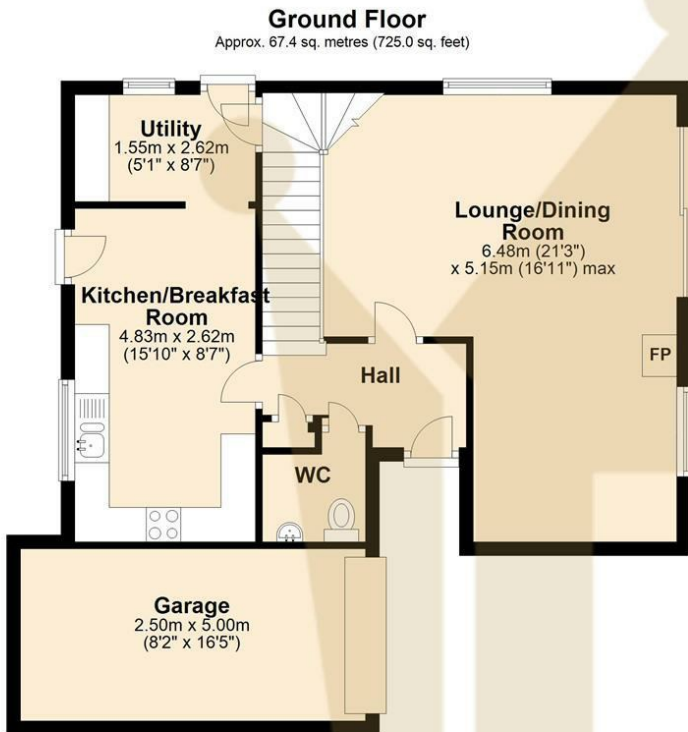
Bedroom 4 11'0" x 7'2" (3.37m x 2.19m)

Bathroom 7'6" x 7'6" (2.29m x 2.30m)

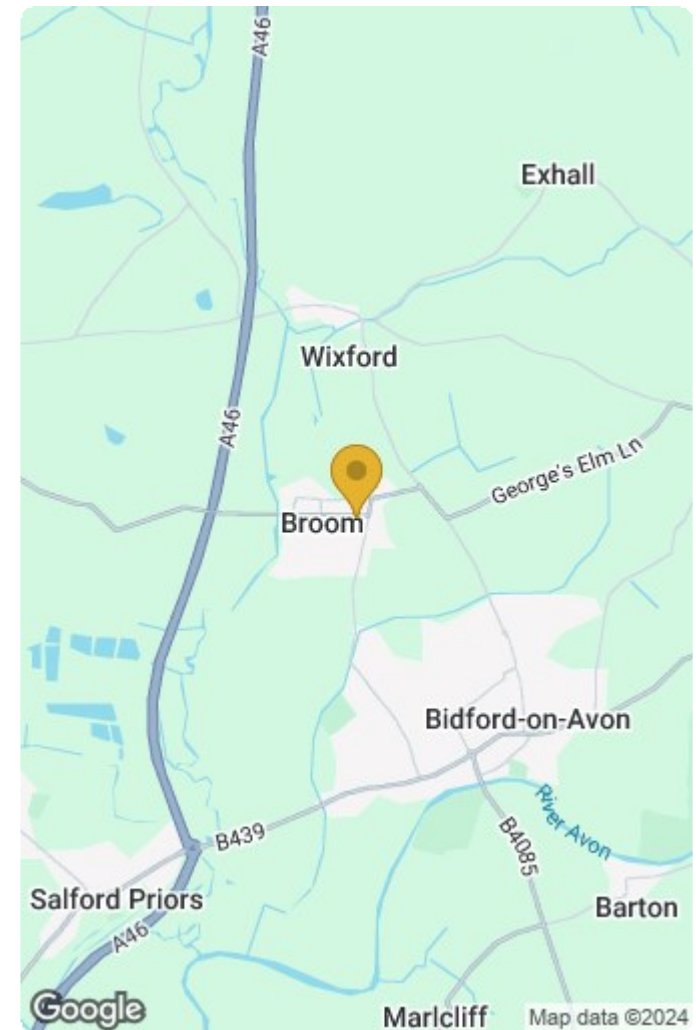
Garage 8'2" x 16'4" (2.50m x 5.00m)







Total area: approx. 124.1 sq. metres (1335.4 sq. feet)



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 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		