



Smallbrook Road, Broadway, WR12 7EP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nestled at the end of a peaceful cul-de-sac, this charming three-bedroom semi-detached home presents a fantastic opportunity for those seeking space, comfort, and potential.

Boasting ample scope for extension, subject to necessary planning permissions, this property has the potential to be transformed into the perfect family home. The property benefits from generous off-road parking, a spacious rear garden, and a selection of versatile outbuildings, making it ideal for a growing family or those in need of extra storage or workspace.

Stepping inside, you are welcomed by a convenient porch leading into a bright and airy entrance hall. The inviting living room, complete with a cosy open fire, seamlessly flows into the open-plan dining room and modern kitchen, creating the perfect space for entertaining. Double doors lead out to the expansive rear garden. The kitchen is well-appointed with contemporary appliances and further benefits from a spacious store room, a separate utility room, a ground-floor WC, and a handy side entrance.

Upstairs, the home continues to impress with three generously sized bedrooms, all offering plenty of natural light, and a well-appointed family bathroom.

Outside, the stunning rear garden extends to approximately a quarter-of-an-acre. Mainly laid to lawn, the space is beautifully adorned with an array of mature trees, vibrant shrubs, and flowering plants, offering bursts of colour throughout the seasons. With the added advantage of backing onto open fields, this garden provides a serene and private retreat, perfect for enjoying outdoor living at its finest.





Key Features

- THREE-BEDROOM SEMI-DETACHED HOME
- EXCITING POTENTIAL TO EXTEND (STPP)
- GENEROUS OFF-ROAD PARKING
- SPACIOUS AND INVITING LIVING AREAS
- MODERN OPEN-PLAN KITCHEN AND DINING AREA
- SEPARATE UTILITY ROOM, GROUND-FLOOR WC & SIDE ENTRANCE
- THREE WELL-PROPORTIONED BEDROOMS & FAMILY BATHROOM
- EXPANSIVE REAR GARDEN SPANNING APPROXIMATELY A QUARTER OF AN ACRE
- BEAUTIFULLY LANDSCAPED OUTDOOR SPACE
- EPC RATING = D

Guide Price
£485,000

Broadway

Located just one mile from the charming village of Broadway, this property enjoys close proximity to one of the most picturesque destinations in the North Cotswolds, renowned worldwide for its beauty and heritage. The village's iconic tree-lined High Street, with its inviting village green and honey-hued stone buildings, perfectly captures its historic charm and timeless appeal.

Broadway boasts an excellent range of amenities, including boutique shops, a traditional butcher, a delicatessen, galleries, a doctor's surgery, several churches, and a selection of well-regarded schools. The area is well connected, with mainline rail services to London Paddington available from nearby Honeybourne and Moreton-in-Marsh, while excellent road links make travel convenient. For a wider selection of shopping, cultural, and leisure opportunities, the larger towns of Cheltenham Spa, Evesham, and Stratford-upon-Avon are all within easy reach.

Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band C

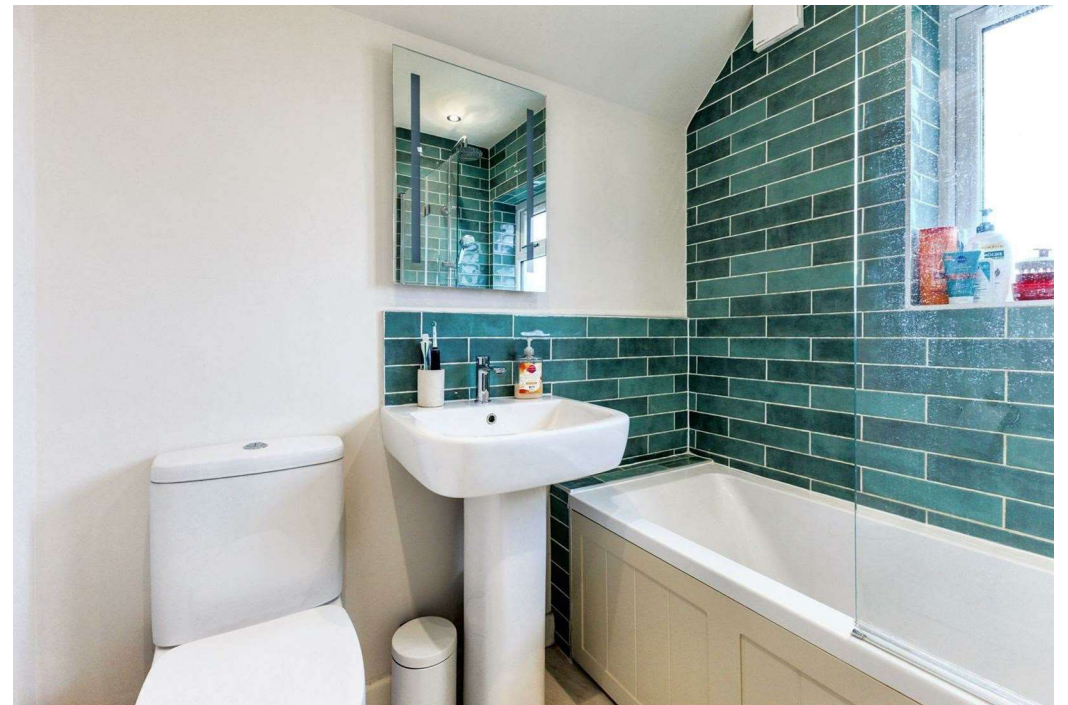
EPC Rating: D

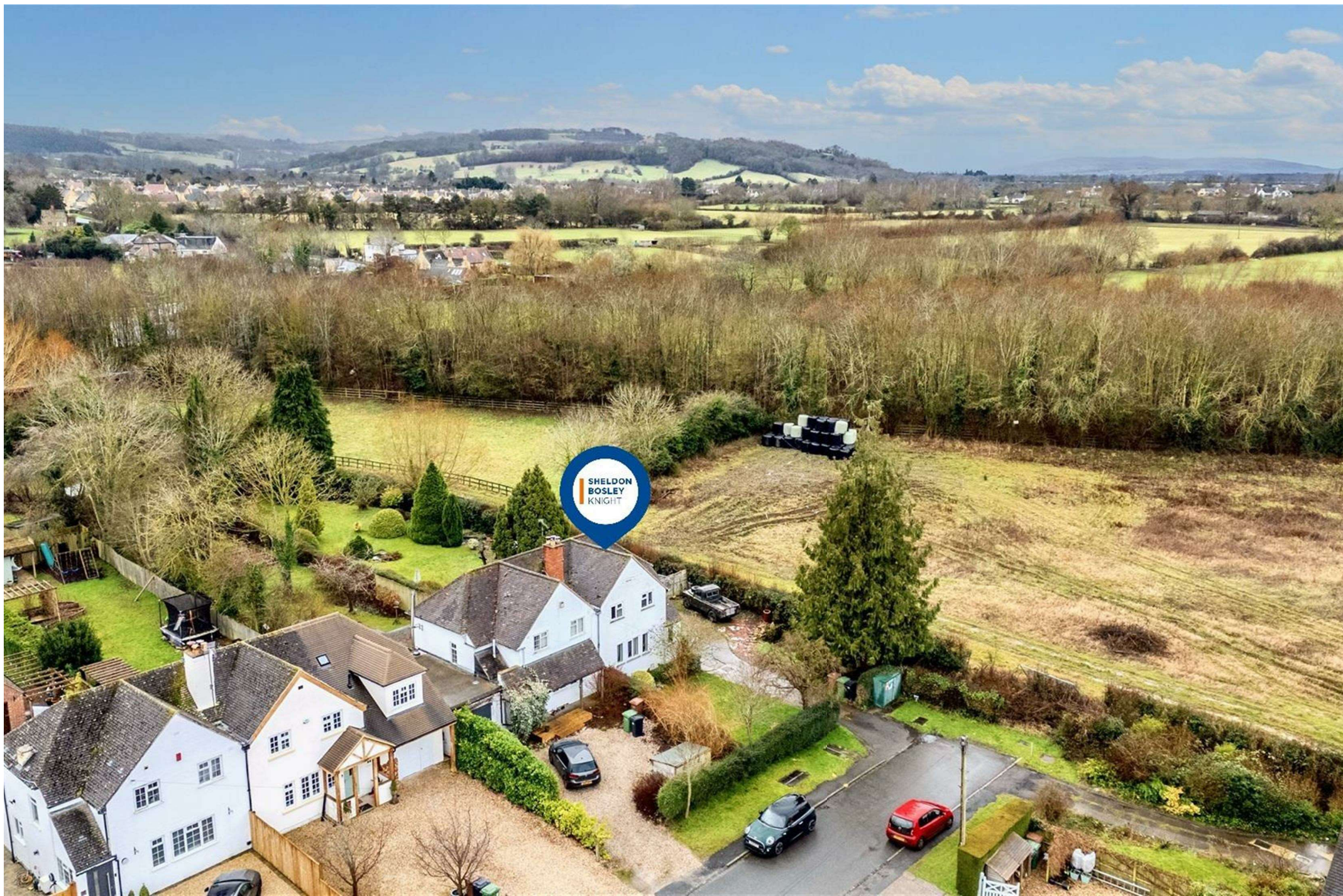
Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



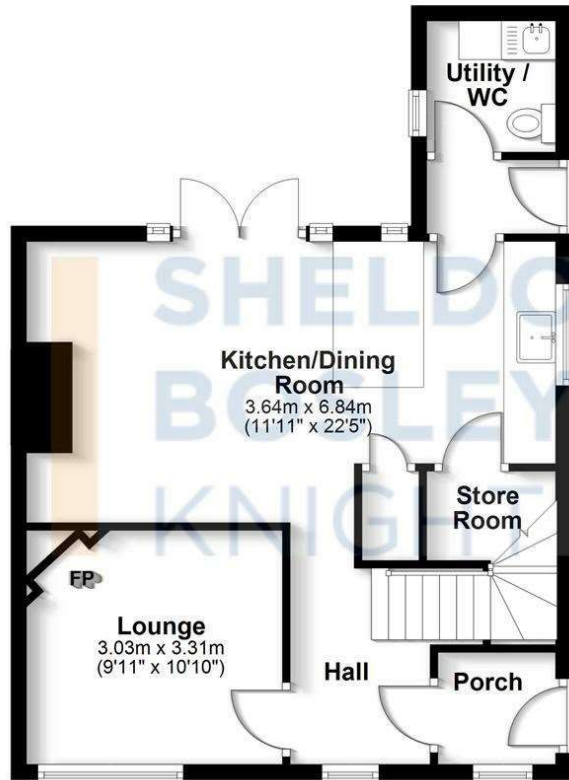




Floorplan

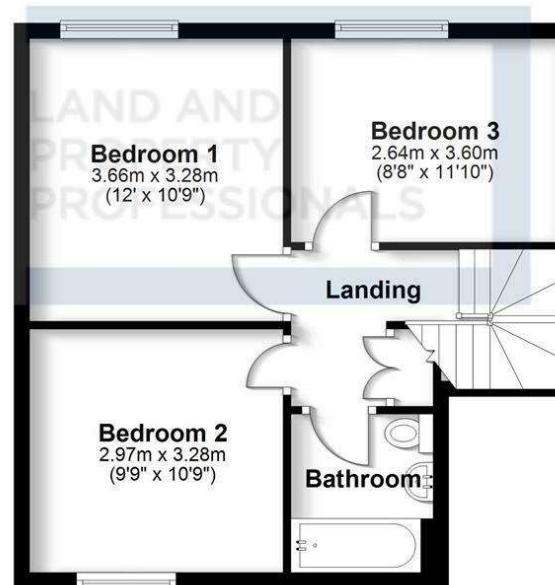
Ground Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

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Local Authority
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee