

## HIGH STREET BROOM ALCESTER



A fine example of deceptively spacious, tastefully extended and beautifully presented, detached family home, boasting a most splendid open-plan family dining kitchen enjoying views of the mature, and sizeable sunny aspect garden to rear. Located within a highly desirable Warwickshire village and having accommodation to include: Entrance Hall, living room, extended family dining kitchen with French windows, family room/bedroom four, utility room, downstairs WC, and side porch on the ground floor. A generously sized landing, three bedrooms, dressing room, en-suite shower room and bathroom with shower over bath on the first floor. Extensive block paved driveway parking, fore-garden and garage to side offering potential for extension. EV charging point, EPC rating C.

**£675,000**

# 23 High Street, Broom, Alcester, Warwickshire, B50 4HL

## Hall



## Kitchen/Diner

9.77m (32'1") x 5.75m (18'10")



## Living Room

6.81m (22'4") x 3.72m (12'2") max



## Family Room

3.59m (11'9") x 2.96m (9'8")



## Utility

1.85m (6'1") x 1.44m (4'9")

## First Floor

### Bedroom One

5.75m (18'10") x 3.09m (10'2")



### En-suite

1.68m (5'6") x 1.57m (5'2")



### Bedroom Two

4.90m (16'1") x 3.59m (11'9") max



### Bedroom Three

3.72m (12'2") x 3.21m (10'6")



### Dressing Room

3.59m (11'9") x 2.87m (9'5")



### Bathroom

2.21m (7'3") x 2.05m (6'9")

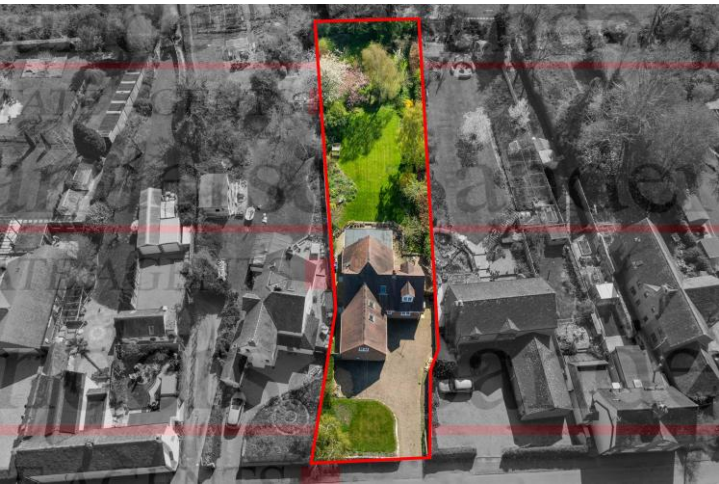


Rear Garden



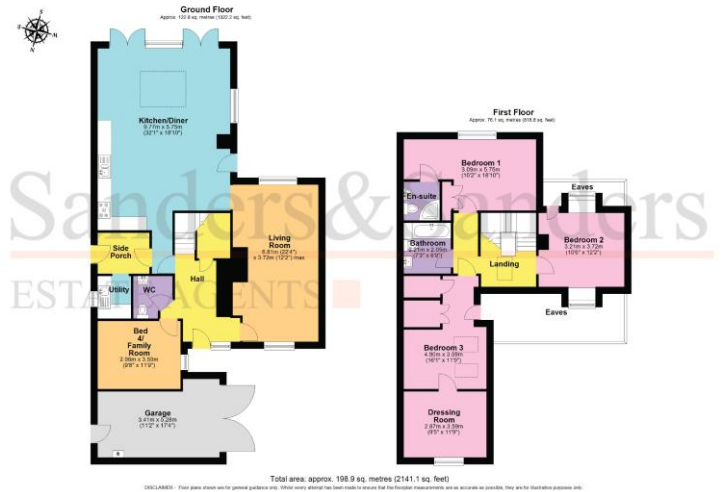
**Garage**  
**5.28m (17'4") x 3.41m (11'2")**

Location Marker



Floor Plans & Property Details Disclaimer

**These plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**



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