

# Sanders & Sanders

ESTATE AGENTS

## HIGH STREET BROOM ALCESTER



A much extended, very deceptive and period property, being situated within a highly sought after Warwickshire village, with two renowned village inns. The accommodation comprises: Reception area and snug, lounge, dining room, kitchen, breakfast room, study/office, downstairs bedroom, and bathroom. Two first floor bedrooms, delightful, and sunny aspect garden to rear with substantial outhouses, gated side entrance and tandem parking located a short distance away. Boasting many features to include exposed timbers, fireplaces, and flagstone floor.

### £415,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# High Street, Broom, Alcester, B50 4HL

## Snug and Lobby

15' 5" (4.7m) x 7' 10" (2.39m)



## Dining Room

15' 7" (4.75m) x 9' 10" (3m)



## Lounge

14' 9" (4.5m) x 14' 1" (4.29m)



## Kitchen

17' 1" (5.21m) x 9' 4" (2.84m)



## Utility Room

7' 10" (2.39m) x 6' 1" (1.85m)

## Breakfast Room

7' 3" (2.21m) x 7' 3" (2.21m)





**Study/Office**  
7' 10" (2.39m) x 6' 5" (1.96m)



**Bedroom One**  
15' 5" (4.7m) x 14' 5" (4.39m)



**Bedroom Three**  
9' 10" (3m) x 7' 3" (2.21m)



**Bedroom Two**  
15' 5" (4.7m) x 7' 10" (2.39m)



**Bathroom**



**Outhouse One**  
16' 3" (4.95m) x 11' 6" (3.51m)

**Outhouse Two**  
8' 2" (2.49m) x 5' 7" (1.7m)





Parking



There is a hardstanding parking area situated a short distance from the property, providing parking space for one/two vehicles.

Rear Garden



Floor Plans

These floor 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.



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.