



3 The Farriers High Street, Alcester, B50 4GZ

Asking price £495,000







# 3 The Farriers High Street

## Alcester, B50 4GZ

- Immaculately Presented Detached Family Home.
- Beautiful Spacious Lounge Combined Dining Room.
- Peaceful Location Tucked Away In The Corner.
- Highly Sought After Location.
- Immaculately Presented
- Well Laid Out Deceptively Spacious Family Accommodation.
- Stunning Landscaped Private Rear Garden Incorporating a Feature Decked Veranda.
- Four Good Sized Bedrooms the Master Having an En Suite Shower Room.
- Block Paved Driveway and Good Sized Detached Garage Having Additional Workshop/Home Office.
- Must Be Viewed

Christian Lewis are delighted to present Number 3, The Farriers in the charming village of Broom — a rare opportunity to purchase a beautifully presented and deceptively spacious modern detached home, freehold.

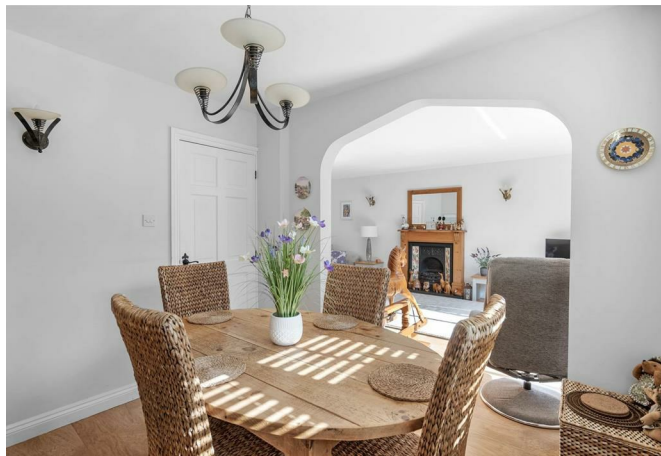
Nestled within an exclusive, small development of just a handful of similar homes, this property enjoys a quiet setting just off the main Broom High Street. An internal viewing is essential to fully appreciate the thoughtfully designed and stylishly decorated accommodation on offer.

The home is entered via a side canopy porch, opening into a welcoming L-shaped hallway with a feature dogleg staircase to the first floor and a convenient cloakroom/WC. The generous living room, approximately 18 feet in depth, features a classic fireplace and bi-folding doors that open out onto a large, covered, raised decked veranda — perfect for entertaining or relaxing. A characterful archway leads into the dedicated dining area.

The separate breakfast kitchen is well-equipped with a comprehensive range of attractive units, integrated oven, hob, and other appliances, with a useful utility room just off the kitchen.

Upstairs, the landing leads to four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a recently updated en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property features a gravelled front garden and a block-paved driveway with parking for two vehicles, leading to a spacious garage with a rear workshop that could also serve as a home office. The rear garden is fully landscaped and enjoys a high degree of privacy.



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### Additional Information

**Tenure:** We understand that the property for sale is Freehold.

**Local Authority:** Stratford Upon Avon

**Council Tax Band:** We understand that the Council Tax Band for the property is Band F  
**EPC Rating:** C

### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

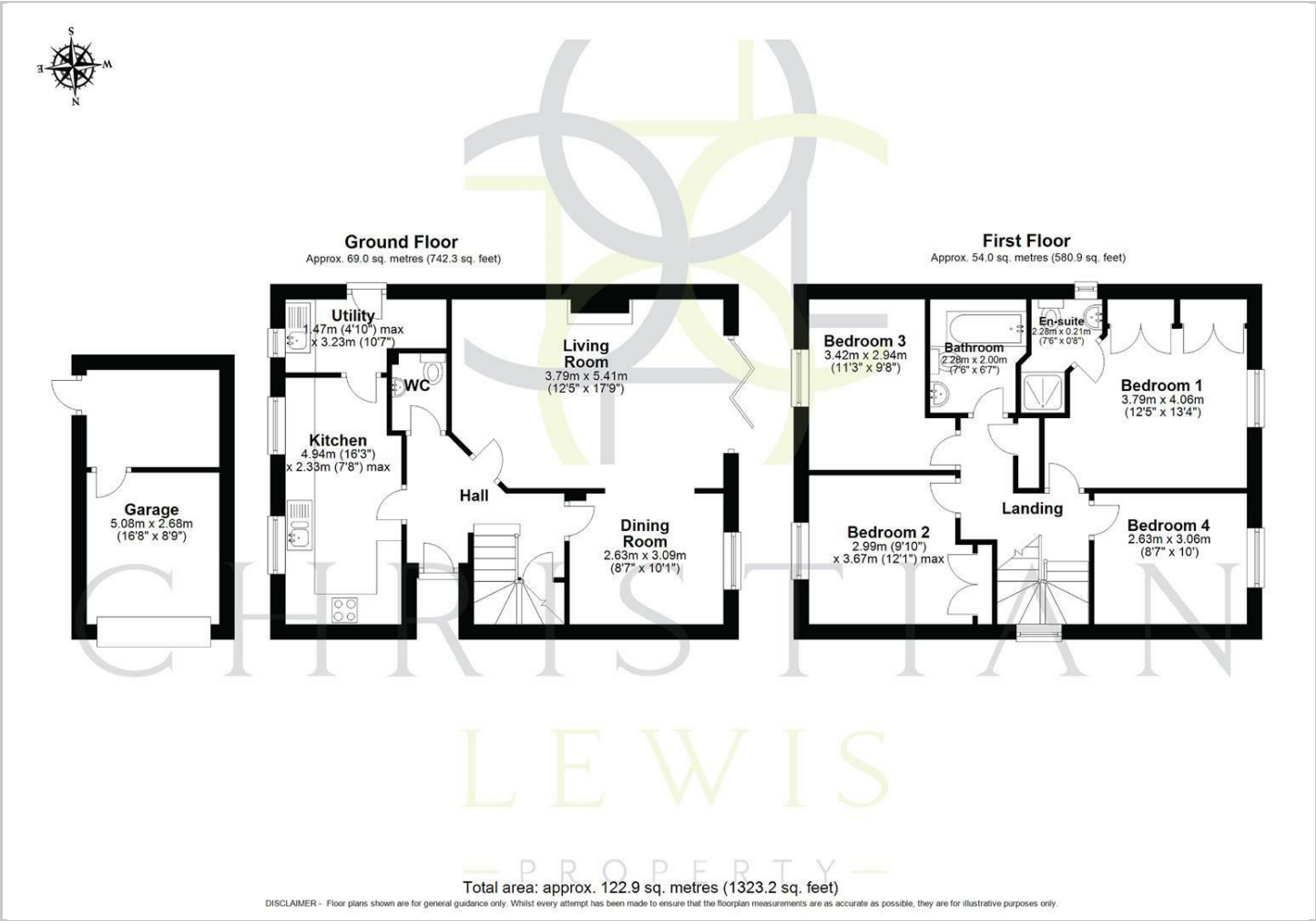








Floor Plans

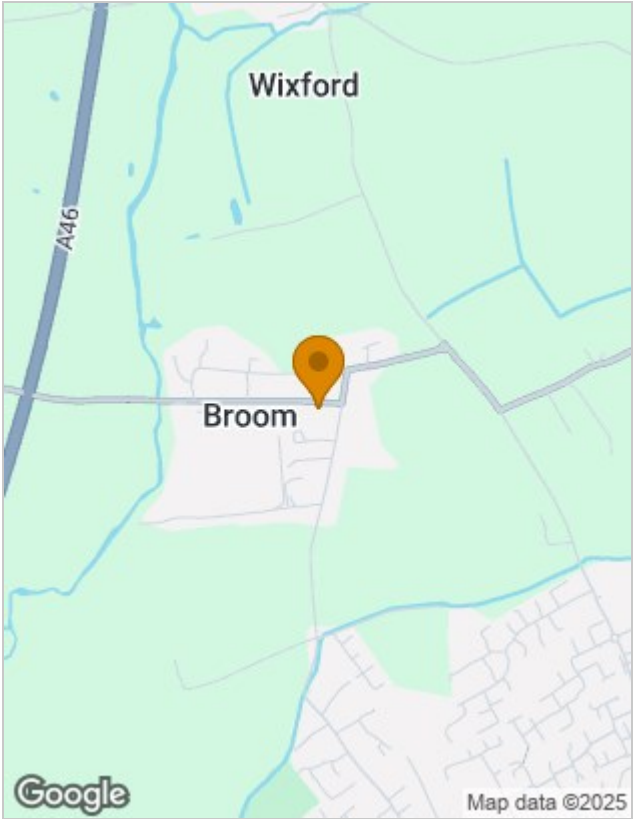


Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

