

THE OLD VILLAGE SHOP HIGH STREET, BROOM ALCESTER



The Old village shop in Broom is a delightful early 19th-century cottage enjoying a prominent position in the heart of this picturesque Warwickshire village. Rich in character and local historical interest, the property offers surprisingly spacious accommodation and has been lovingly renovated and is beautifully presented by the current owner. Comprising a reception area, charming lounge with walk in inglenook fireplace with wood burning stove, kitchen, ground floor bathroom and two first-floor bedrooms. The fully enclosed South facing private garden has been completely re-landscaped and has the considerable advantage of a separate garage behind electronic gates. With a village park just a stone's throw away, two renowned village inns and lovely countryside walks close by, this is a home with a genuine story to tell, conveniently situated for the nearby market towns of Alcester and Bidford-on-Avon.

£389,000

The Old Village Shop, 19 High Street, Alcester, Broom, Warwickshire, B50 4HJ

Reception Area



Kitchen

Lounge



Downstairs Bathroom

Bedroom One



Rear Garden



Electric Entrance to Garage



Bedroom Two





Garage

There is a single garage located a short distance to the rear of the property which enjoys a shared right of way access for number 19.

Aerial Location Shots



Important Notice

Sanders & Sanders Estate Agents, for themselves and for the sellers of this property, give notice that these particulars are intended as a general guide and do not form part of any offer or contract.

Whilst reasonable care has been taken in preparing these particulars, prospective purchasers should verify any information of particular importance to them, including measurements, floor plans, boundaries, planning permissions, services, and the condition of the property, through their own enquiries, inspections, and professional advisers.

All measurements and floor plans are approximate and provided for guidance only.

Fixtures & Fittings

Photographs are for illustrative purposes only and must not be regarded as a list of fixtures, fittings or other items included in the sale. The inclusion of any item in a photograph does not mean that it forms part of the sale. Prospective purchasers should confirm precisely what is included through their solicitor before exchange of contracts.

Sanders & Sanders has not tested any appliances, heating systems or other services, and prospective purchasers should arrange any inspections or tests they consider necessary.

Anti-Money Laundering Regulations

In accordance with the Money Laundering Regulations 2017 (as amended), Sanders & Sanders is required to undertake identity verification and appropriate due diligence checks on purchasers and sellers.

Purchasers will be required to complete these checks through our independent specialist provider. An administration charge of £25 plus VAT per purchaser is payable in advance. Information regarding the source of purchase funds and further supporting documentation may also be required.