



Peter Clarke

1 Bridge Court, Broom, Alcester, B50 4PS

1 Bridge Court, High Street, Broom



Approximate Gross Internal Area
Ground Floor = 53.19 sq m / 573 sq ft
First Floor = 70.86 sq m / 763 sq ft
Garage = 18.35 sq m / 198 sq ft
Total Area = 142.40 sq m / 1534 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- Beautifully presented
- Stylish accommodation
- High-end quality finish
- Hall and cloakroom
- Good sized sitting room with dual aspect
- Kitchen/dining room with island and bi-fold doors
- Three double bedrooms, luxury bathroom and en suite
- Off road parking integral garage and easy to maintain gardens
- Small select development on the edge of the village



£540,000

A beautifully presented three double bedroom detached residence providing superb high quality accommodation, and with stylish design. Good sized sitting room, kitchen/dining room with bi-fold doors and island, three bedrooms, luxury bathroom and en suite, off road parking integral garage, attractive gardens. Built in 2019 on a small select development on the edge of the village.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with Karndean floor.

CLOAKROOM

with wc and wash basin.

SITTING ROOM

with oak floor, dual aspect, bay window to front.

KITCHEN/DINING ROOM

range of stylish cupboards with quartz work top, built in oven and grill, induction hob with filter hood over, built in dishwasher and fridge freezer, central island with quartz work top and breakfast bar. Karndean floor, dual aspect and bi-fold doors to garden

UTILITY ROOM

with fitted cupboards and work surface with sink. Access to garage with electric door to front, Worcester gas heating boiler, space and plumbing for washing machine.

FIRST FLOOR LANDING

access to roof space, ladder and power.

PRINCIPAL BEDROOM

being dual aspect with two full length windows.

LUXURY EN SUITE

with wc, wash basin with drawers below, large shower cubicle with rainfall shower head, chrome heated towel rail.

BEDROOM TWO

with dual aspect, low level windows, double doors to wardrobe.

BEDROOM THREE

LUXURY BATHROOM

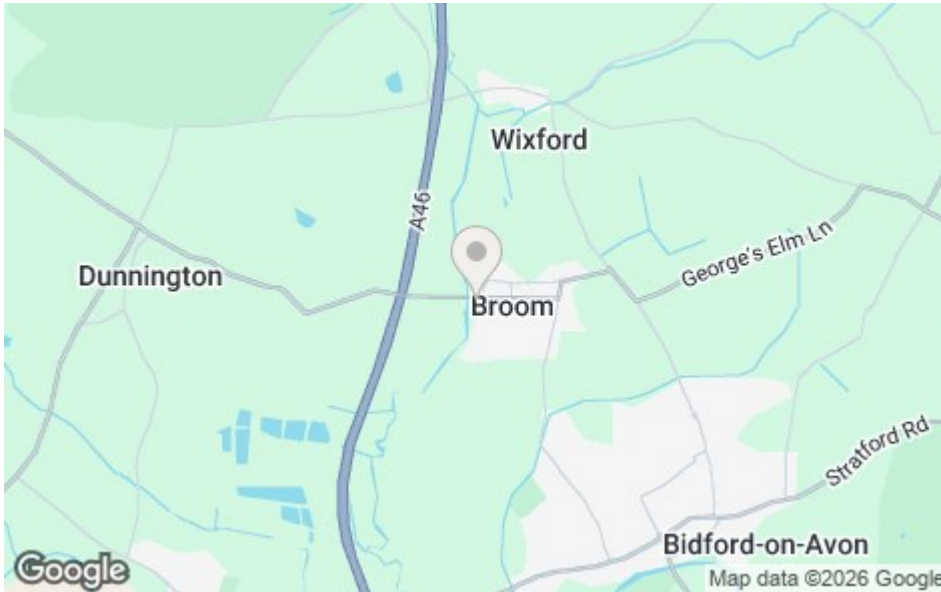
with double ended bath, freestanding taps and shower attachment, wc, wash basin with drawers below, large shower cubicle with rainfall shower head.

OUTSIDE

There is a private drive shared by four properties, with access to two stone gravelled off road parking spaces. Lawned front garden with planted borders and path to front door. Gated access to side.







REAR GARDEN

with patio, lawn, trees and planting. The garden is enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

AGENTS NOTE: We have been advised by the vendor that there is a maintenance charge of approximately £300 pa for the drive and hedging.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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