



Kings Lane, Broom, B50 4HB

Guide price £500,000

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**No Chain **A beautifully presented and thoughtfully extended four-bedroom, two-bathroom dormer bungalow located on the prestigious Kings Lane in the picturesque village of Broom, Warwickshire. Set on a generous plot, this delightful home offers a spacious driveway with ample parking, a garage, and a welcoming entrance hallway. The open-plan living space features a bright living room, a fully fitted kitchen, and a dining area, all with stunning views over the beautifully landscaped garden.

This well-maintained property offers versatile living accommodation, ideal for a growing family or those seeking space and comfort in a highly sought-after location. The ground floor comprises a grand entrance hallway with built-in storage, leading to a spacious dining room, living room, and kitchen, all seamlessly connected and opening out onto the lovely rear garden through sliding doors. A separate utility room adds convenience, while a family bathroom serves two generously sized double bedrooms—one with direct access to the garden via French doors, and the other perfect for use as a home office, if desired.

Upstairs, a large landing area offers space for a reading nook or relaxation area, leading to two further double bedrooms, both filled with natural light. Another well-appointed family bathroom completes the first-floor accommodation.

Outside, the mature rear garden has been meticulously maintained, with a well-kept lawn, a sheltered patio area, a storage shed, and a charming pergola, all enclosed by fencing for added privacy.

This fantastic property is ready to move into and offers spacious, flexible living in the highly desirable Kings Lane, Broom. Don't miss the opportunity to make this wonderful house your new home.



Nestled beside the tranquil River Arrow, the picturesque village of Broom is surrounded by scenic farmland, offering a peaceful retreat just 1.5 miles from Bidford-on-Avon. This nearby village provides an excellent range of amenities, including shops, pubs, restaurants, a primary school, and opportunities for boating and fishing along the River Avon. For a broader selection of services, Alcester is just 4 miles away, while Stratford-upon-Avon is less than 8 miles distant, renowned for its cultural charm. Other nearby towns like Evesham, Worcester, Redditch, and Warwick are easily accessible, and both the M40 and M5 motorways are within a 30-minute drive.

Broom itself boasts a delightful mix of period and modern homes, along with a village store/post office, village hall, traditional pub, and a welcoming hotel-restaurant. This combination of rural tranquility and excellent connectivity makes Broom an ideal location for those seeking a peaceful yet well-connected lifestyle.

Hall

Dining Room 11'10" x 18'6" (3.63m x 5.66m)

Living Room 23'2" x 10'5" (7.07m x 3.20m)

Kitchen 11'5" x 9'4" (3.48m x 2.85m)

Utility

Garage 15'10" x 10'5" (4.84m x 3.20m)

Bedroom One 13'11" x 12'3" (4.25m x 3.74m)

Bedroom Four / Office 8'5" x 12'3" (2.57m x 3.74m)

Landing

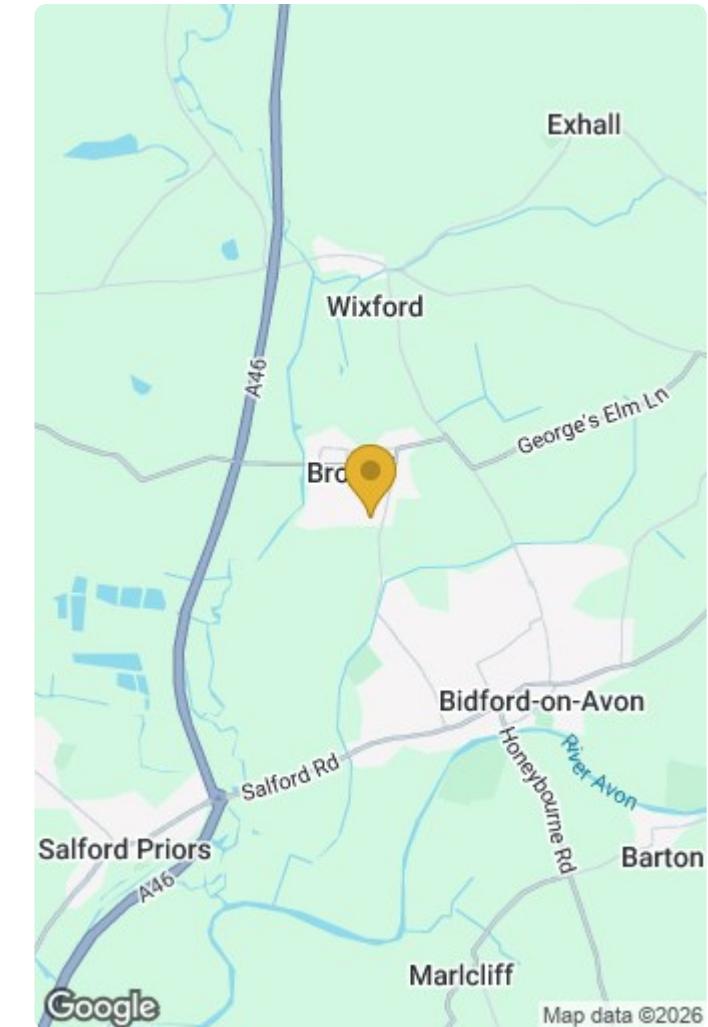
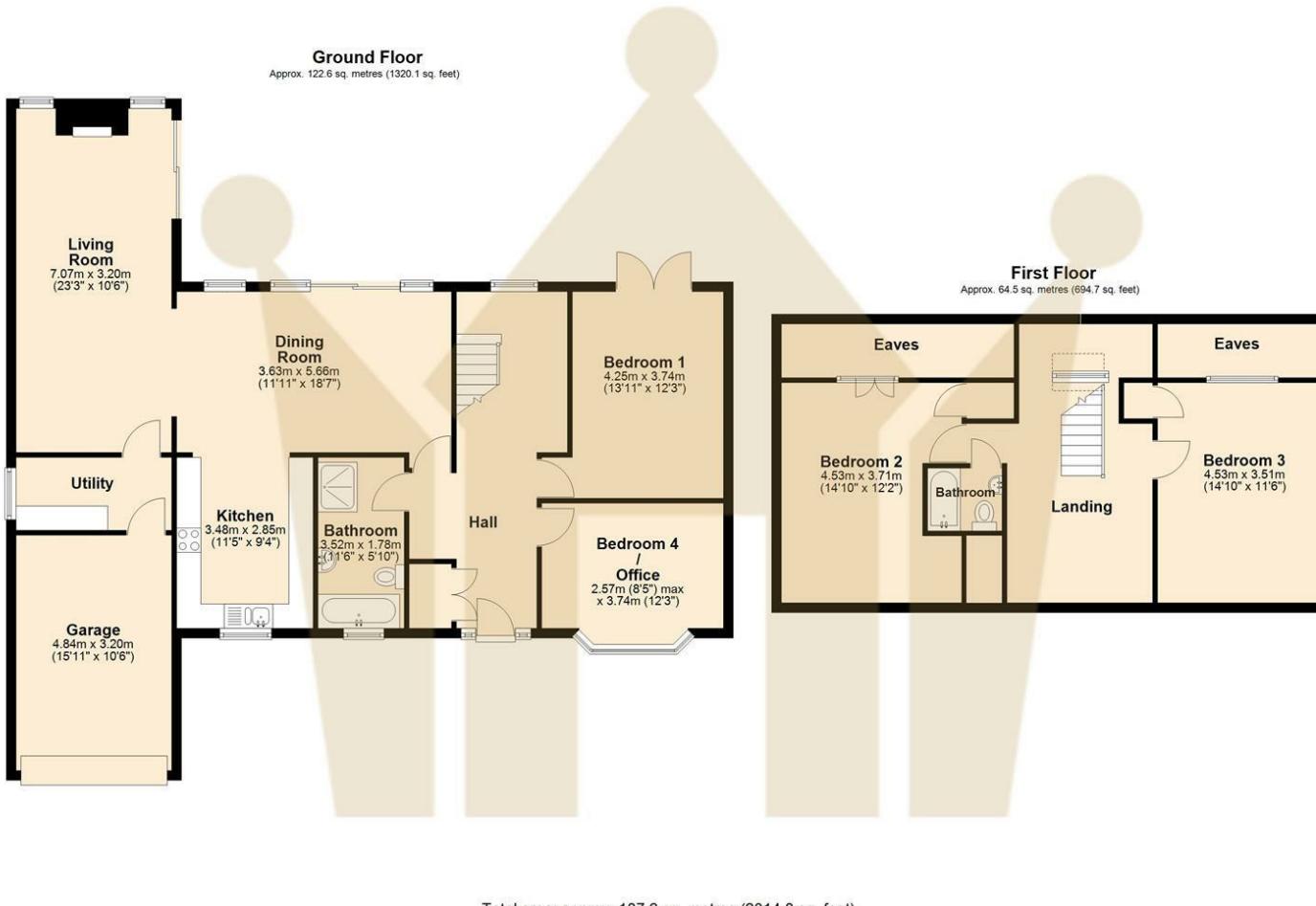
Bedroom Two 14'10" x 12'2" (4.53m x 3.71m)

Bedroom Three 14'10" x 11'6" (4.53m x 3.51m)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		