

Peter Clarke



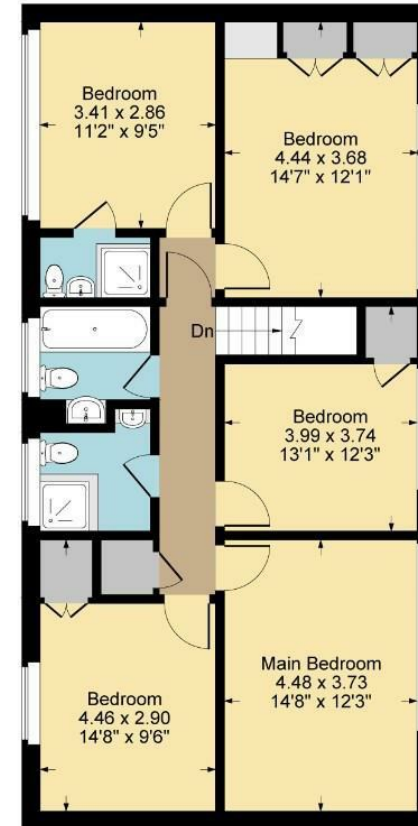
Broad Cedar, 2 Tibbets Close, Meeting Lane, Alcester, B49 5QU



Broad Cedar, Alcester



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 107.63 sq m / 1159 sq ft
First Floor = 81.23 sq m / 874 sq ft
Garage = 40.95 sq m / 441 sq ft
Total Area = 229.81 sq m / 2474 sq ft

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

- Detached five double bedroom cedar clad residence
- Frontage to the River Arrow
- Fantastic opportunity but in need of full renovation
- Easy walking distance of the town
- Single integral garage, car port and detached double tandem garage
- Quiet sought after position surrounded by many improved residences and a desirable private community setting
- Plot in excess of a third of an acre (0.36)



Offers Based On £645,000

Beside the River Arrow, a detached five double bedroom cedar clad 1960's gem, with huge potential. The garden extends to circa 0.36 acre with a frontage to the River Arrow of circa 80 ft, and affords the property a fantastic opportunity. Set behind an in and out driveway, with a single integral garage and car port leading onto a detached double tandem garage. The property is fronted by a wide loggia porch, and has access on both sides. Presenting well but in need of full renovation, the property has already been extended and offers superb scope in a quiet sought after position, surrounded by many improved residences and a desirable private community setting.

ACCOMMODATION

PORCH

Front door to

ENTRANCE HALL

STUDY

DINING ROOM

overlooking the garden.

FAMILY ROOM

with stairs to first floor.

KITCHEN/BREAKFAST ROOM

including pine base and wall cupboard and drawer units, sink and all the appliances remain. Door off to integral garage.

BACK HALLWAY

with cloaks cupboard/store. Door to rear garden.

CLOAKROOM

UTILITY ROOM

including Belfast sink and Beko washing machine.

SITTING ROOM

with excellent vaulted ceiling, stone hearth and Efel wood burning stove, exposed brick chimney, lots of glass designed for bird watching in the garden.

LANDING

FIVE DOUBLE BEDROOMS

including one en suite shower room, one bathroom and one further shower room.

OUTSIDE

FOREGARDEN

To the front of the property, there is an in and out gravel driveway and mature planted foregarden.

SINGLE INTEGRAL GARAGE

with remote up and over door, Potterton gas fired central heating boiler and connecting door to house.

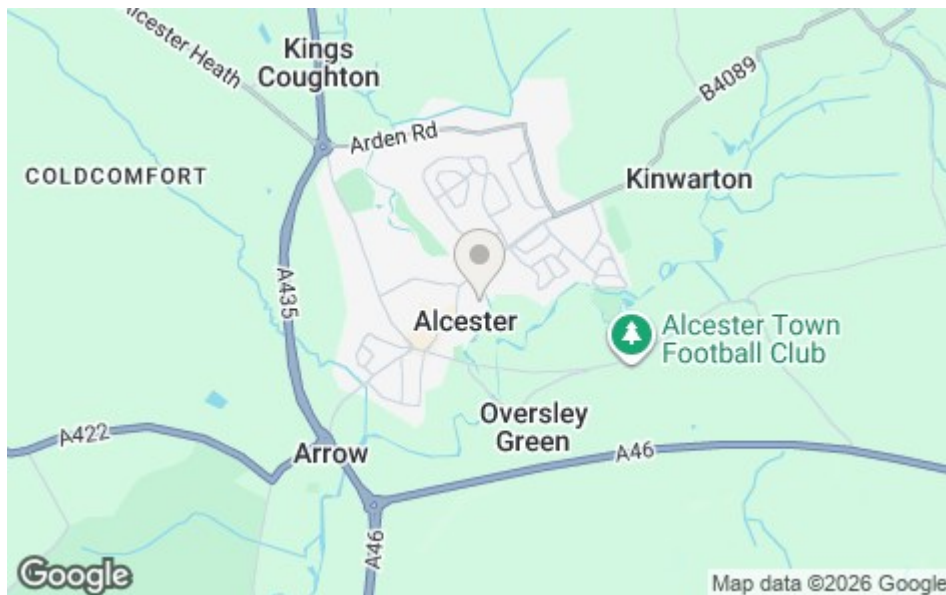
CAR PORT

also serving as access to the rear garden, and leads up to the

DETACHED TANDEM GARAGE/WORKSHOP







REAR GARDEN

Beyond are the lawned gardens with mature trees and bushes, creating an established backdrop. The gardens descend to the River Arrow enjoying the frontage of approximately 80 feet.

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 central heating.

AGENTS NOTE: Probate has been granted.

AGENTS NOTE: The road running along the front of the property is private, and ownership and liability for maintenance costs for the portion within the property boundary is with the property owner.

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 G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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