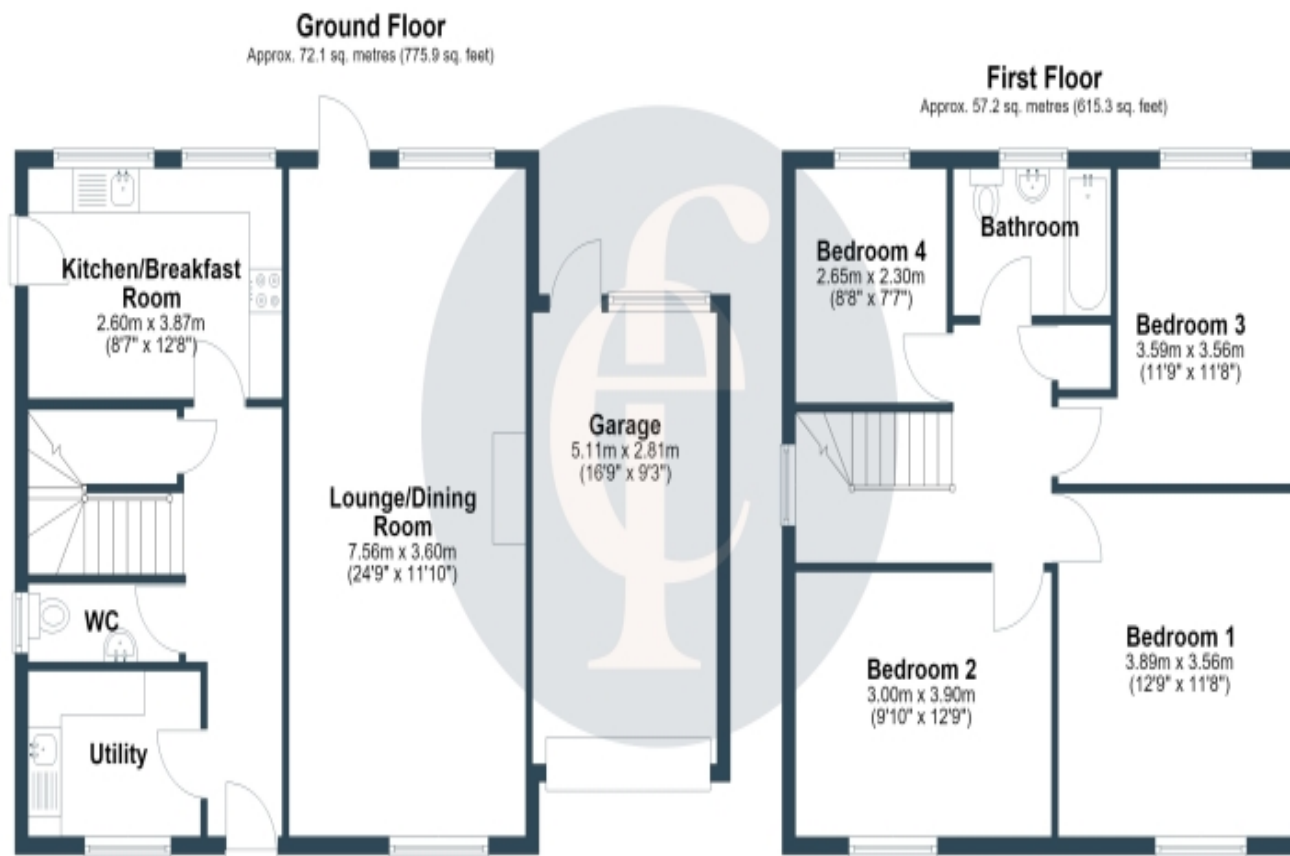




**Mill Close Broom, Broom, Alcester, B50 4HT**

**Offers In Excess Of £425,000**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

A detached residence nestled in the corner of a quiet cul-de-sac with a mature, large plot, offering exciting potential to extend and enlarge, subject to the necessary planning permissions. Number 6 has been lovingly maintained and cared for over 40 years and is ready for some updating and a lucky new owner to begin their chapter in a fabulous home and position. Enjoying open countryside views there is everything to love!

The peaceful village of Broom sits in beautiful Warwickshire countryside, just outside Bidford-on-Avon, and offers a perfect blend of a quiet, friendly village setting with excellent connections to nearby towns and schools. The Broom Tavern is a welcoming pub at the heart of the community, serving good food and a friendly atmosphere, and is just a short stroll away.

Broom is perfectly placed for everyday life, with Broom Hall hotel and restaurant and Bidford-on-Avon just a couple of minutes away offering shops, cafés, and riverside walks, while Stratford-upon-Avon is 7 miles away, and Evesham is about 8 miles away. Both offer extensive shopping, dining, and leisure option.

Families are well served by a range of highly regarded schools. Locally, there's Bidford Primary, and in nearby Alcester, the highly regarded Alcester Academy and St Benedict's Catholic High. For grammar education, Alcester Grammar School, King Edward VI School, and Shottery Girls' Grammar School in Stratford are all excellent, while several respected independent schools can also be found in Stratford and the surrounding areas.

For commuters, there is easy access to the A46, M40, and M42, placing Birmingham, Warwick, Leamington Spa, and the Cotswolds all within easy reach. The area is within comfortable commuting distance of Birmingham, and Honeybourne Station, offering direct trains to Oxford and London Paddington, is just a 10-minute drive away.

The property is sold with no onward chain, adding to the convenience of the move. We would recommend booking a viewing to appreciate the potential of this already well-sized home. Take in the open views and sit back!

The driveway offers parking for two cars and access to the garage. There is potential to extend the driveway, if required, into the front lawned garden and create more parking.

The welcoming hallway allows access to the ground floor and first floor accommodation, which is light and airy throughout.

On the right of the property is the spacious sitting through dining room boasting a dual aspect with a full-length window to the front elevation and a French door to the garden. The focal point of the room is a log burner central to the room and ideal for a cosy evening!

The kitchen (fitted 10 years ago) enjoys views over the garden via two windows and features a range of contemporary matching soft-close wall and base units, including roll-edge work surfaces. Integrated is an electric oven and hob. There is useful space for a fridge and dishwasher. The gas boiler is found in the kitchen, and we are informed this is under 10 years old. This must be confirmed by your solicitor.

For added convenience, there is a separate utility room offering space for your laundry needs, including a washing machine, tumble dryer, and all your mucky boots!

Completing the ground floor is the cloakroom and W.C.

Upstairs are four generously proportioned bedrooms; the master bedroom has fitted furniture and wardrobes. The family bathroom allows a low-level W.C, wash hand basin with vanity unit, and a bath with shower over.

Outside, the garden wraps itself around the rear and side, offering a large, generous plot, allowing huge potential for expanding this family home. The property is privileged to enjoy open countryside views and a tranquil, peaceful spot.

As mentioned, the property enjoys a garage accessed via a remote roller door, and having electric and lighting.

We recommend viewing sooner rather than later.

Viewing is highly recommended.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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