



**Mill Lane , Broom**  
Alcester, B50 4HR



# Offers In The Region Of £350,000

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An immaculately presented attached Cottage, situated in the beautiful village of Broom, about 4 miles from the historic market town of Alcester and approx. a mile from Bidford-Upon-Avon where everyday facilities are in plentiful supply.

The property is positioned off the main road on a quiet lane enclosed to the front by a blue lias stone wall with a pedestrian gate leading into a delightful cottage-style garden.

Internally, the accommodation includes; A Reception Hall with access to a Downstairs Cloakroom and the open-plan Living room and Dining area with Karndean flooring and french doors out to the Garden. An arch opens to the contemporary fitted Kitchen with integral appliances and window and door, again leading to the garden.

Upstairs, the Landing leads to THREE BEDROOMS, one with large walk-in wardrobe and all with leafy aspects to front and rear. There is also a modern Shower room.

Outside; Easily maintained and very private, Cottage-style Rear Garden with paved seating area and artificial lawn, fully enclosed with fencing covered in an attractive beech hedge. A gate at the rear leads out to the shared gravelled driveway where the cottage has one GARAGE En-bloc and two parking spaces.

The property has all mains utilities connected.







**Tax Band: C**

**Council: Stratford**

**Tenure: Freehold**

Broom is a village in the civil parish of Bidford-on-Avon in the Stratford-on-Avon district of Warwickshire, England, about 1.7 miles (2.7 km) north-west of Bidford. The village lies in the north-west corner of the parish between the River Avon, which forms its western boundary, and the road from Bidford to Alcester. Broom formerly consisted of two hamlets known as King's Broom and Burnell's Broom.

Broom is known as one of the Shakespeare villages. William Shakespeare is said to have joined a party of Stratford folk which set itself to outdrink a drinking club at Bidford-on-Avon, and as a result of his labours in that regard to have fallen asleep under the crab tree of which a descendant is still called Shakespeare's tree.



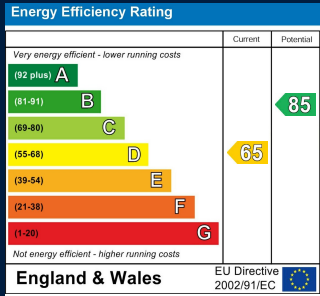
# Floor Plan



# Map



# Energy Performance



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