



Mill Lane , Broom

Alcester, B50 4HR

Jeremy
McGinn & Co 

Offers In The Region Of £495,000



DETACHED COTTAGE * THREE DOUBLE BEDS *
GARDEN TO 3 SIDES * GARAGE * VILLAGE
LOCATION

Beautifully presented and deceptively spacious,
Detached Cottage with modern accommodation
situated in an idyllic and peaceful location in the
village of Broom. Having private 'blue lias' walled
Gardens to the front, side and rear, the property sits
on a good size corner plot offering several different
outdoor spaces to garden, relax and/or entertain.

The fully double glazed and centrally heated
accommodation is approached via a pedestrian gate
with stepping stone path to a canopy porch and front
door. Interior rooms include; Entrance hall with
staircase and tiled floor (which continues to the
dining/kitchen), open-plan Dining room leading to
the country-style fitted Kitchen with integral
appliances and windows to two aspects. a beautiful
Living room with wood floor and feature fireplace inc.
log burner. French doors from the living room open
to a large, timber framed Conservatory with clear
roof, fitted blinds and doors out to the side garden.
From the Kitchen, a door opens to a Garden room
again, with french doors out to the rear courtyard-
style garden and entertaining area. A door from the
dining area leads out to a useful utility area with
access to the side and front and, the Downstairs WC.

The walled gardens enclose three sides of the
property. The front cottage-style garden is laid
mainly with stone chips (interspersed with shrubs



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and perennials) and a stepping stone path to the front door and continues round to the side garden. This area has a paved seating area with dwarf wall and is surrounded with many mature cottage garden plants and shrubs. An iron gate opens through to the rear and very private, courtyard garden with large paved seating area and shaped borders at the rear filled with many mature shrubs and cottage garden plants. A gate at the rear leads out to a shared gravelled driveway where the property has one GARAGE En-bloc and two parking spaces.





Tax Band: D

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.

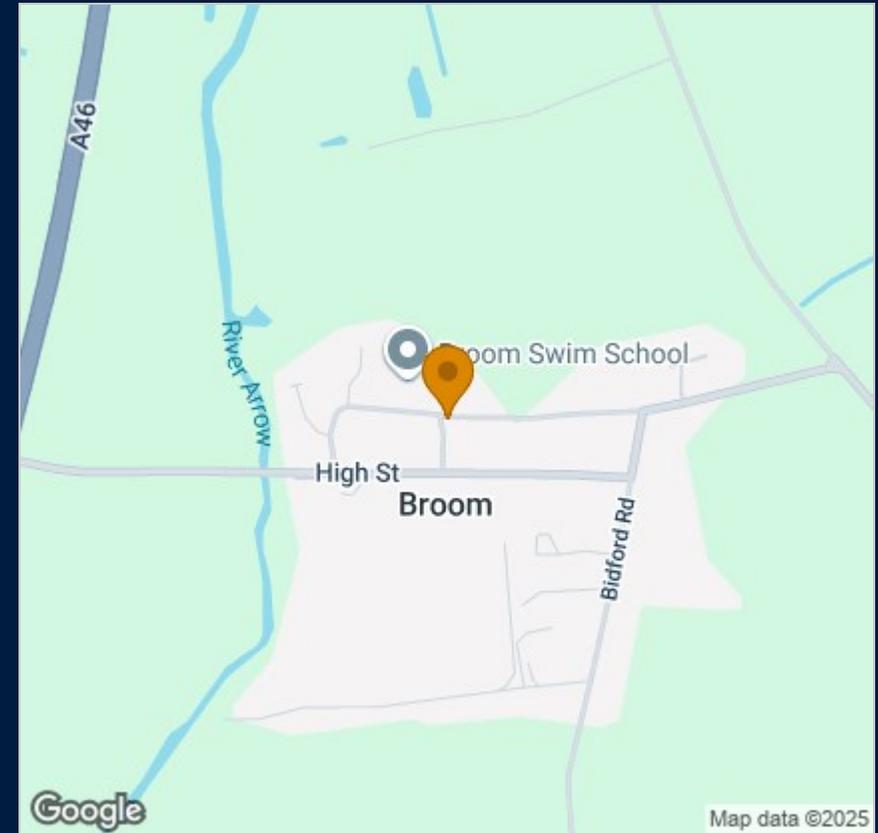
Broom is known as one of the Shakespeare villages. William Shakespeare is said to have joined a party of Stratford folk which set itself to outdrink a drinking club at Bidford-on-Avon, and as a result of his labours in that regard to have fallen asleep under the crab tree of which a descendant is still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



Floor Plan



Map



Energy Performance

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	

Current: 73, Potential: 79



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49A High Street, Alcester, Warwickshire, B49 5AF
 Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com