

# Sanders & Sanders

ESTATE AGENTS

## PRIMROSE COTTAGE HIGH STREET BROOM



A most charming, period, character cottage, being situated within a highly sought after Warwickshire village with two renowned country inns and countryside walks. Comprising: Living room with exposed timbers, feature flagstone flooring and log burner, kitchen with ample storage space, rear conservatory, re-fitted downstairs shower room, open entrance with steps leading down to the cellar, (currently used as a dining room) two bedrooms and open access to the boarded loft space with roof light. Fore-garden and generously sized, pretty garden to rear with steppingstone footpath, borders, sizeable timber-built garden room/studio/office, greenhouse and brick built, tiled outhouse with three storage areas. Offered with no upward chain.

### £295,000

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# Primrose Cottage, High Street, Broom, Alcester, B50 4HL

## Living Room

12' 9" (3.89m) x 11' 8" (3.56m)



## Conservatory

10' 1" (3.07m) x 7' 7" (2.31m)

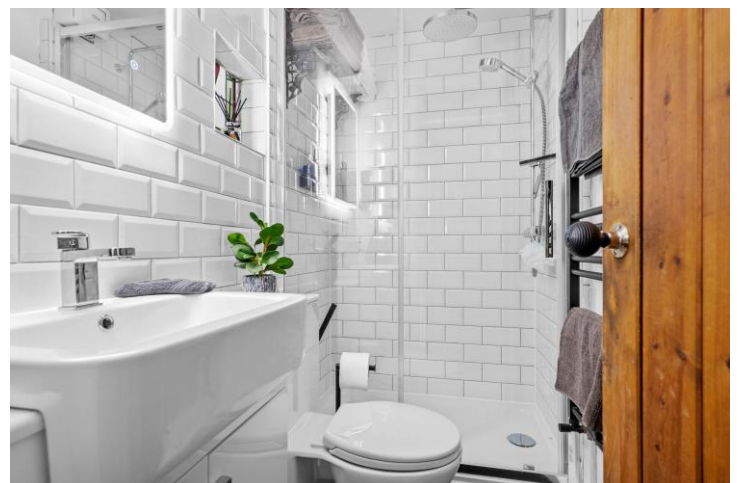


## Kitchen

10' 6" (3.2m) x 8' 2" (2.49m)



## Shower Room





**Cellar (currently used as dining room)**  
16' 3" (4.95m) 8' 3" (2.51m)



**Bedroom Two with Storage cupboard**  
9' 7" (2.92m) x 8' 4" (2.54m)



**Loft Space**  
12' 9" (3.89m) x 9' 7" (2.92m)

**Rear Garden**



**Bedroom One**  
12' 9" (3.89m) x 8' 7" (2.62m)



**Garden Room/Studio/Office**  
**12' 2" (3.71m) x 7' 9" (2.36m)**



**Fixtures & Fittings**

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.



**Floor Plans**

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements.

