

# Sanders & Sanders

ESTATE AGENTS

## HIGH STREET BROOM ALCESTER



A most splendid example of double fronted, period, country cottage having been lovingly restored, tastefully extended, and beautifully presented.

Located within a delightful Warwickshire village with two renowned village inns, plentiful countryside walks, and easy commuting routes. The charming accommodation boasts an inglenook fireplace, exposed timbers, flagstone flooring, and exposed stonework amongst other things.

Comprising: Living room, study, open cellar, open-plan dining kitchen, utility room, downstairs bathroom and three bedrooms. Delightful garden to rear, workshop and garage.

**£450,000**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# 56 High Street, Broom, Alcester, Warwickshire, B50 4HL

**Living Room**



**Open Cellar**



**Open-Plan Dining Kitchen**



**Study**





**Utility Room**



**Downstairs Bathroom**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



## Rear Garden



Vendors photos taken in summer of garden.



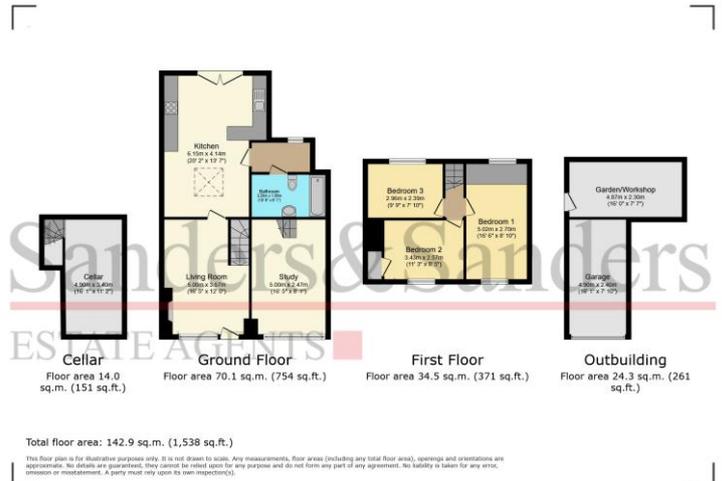
## Garage



**Please note that the driveway is for access to the garage only (right of way) and is not within the title of the property.**

## Floor Plans & Property Details Disclaimer

**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 from the floor plans or measurements from the property details. You are advised to confirm all measurements.**



## 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.**

## Money Laundering Regulations – Identification Checks

**In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.**