



High Street, Broom, Alcester, B50 4HJ

Guide price £290,000



**** Two Bedroom Thatched Cottage ** Approved Planning Permission for a Rear Extension ** Long Rear Garden with Rear Access ** Character Features Throughout ** Renovation Opportunity ** Backing Towards Broom Park **** Nestled in the heart of the village, this charming two-bedroom thatched cottage presents a fantastic opportunity to acquire a character home with immense potential. Bursting with original features and benefitting from approved planning permission for a rear extension, the property is perfect for buyers looking to restore and enhance a period home while creating additional living space. With a generous rear garden, rear access and a picturesque setting backing towards Broom Park, this is a rare opportunity not to be missed.



Stepping inside, the property immediately showcases its wealth of period charm, with exposed beams, timber framing and an impressive inglenook fireplace creating a warm and characterful living room. This inviting space provides the perfect focal point of the home and offers excellent potential to blend traditional features with modern finishes.

The separate kitchen overlooks the rear garden and provides direct access outside, offering scope to redesign and create a stylish kitchen suited to modern family living. Completing the ground floor is the family bathroom, fitted with a three-piece suite.

To the first floor are two well-proportioned bedrooms, both enjoying the cottage's distinctive character with exposed timbers and original features, while offering comfortable accommodation with plenty of potential for cosmetic improvement.

Outside, the property enjoys one of its most impressive features. The generous rear garden extends well beyond the cottage, providing ample space for landscaping, entertaining or creating a beautiful outdoor retreat. Rear access adds a practical benefit rarely found with homes of this style, while the position backing towards Broom Park creates an attractive backdrop and enhances the property's peaceful setting.

Although requiring refurbishment throughout, the property represents an exciting opportunity to create a truly special home. With approved planning permission already in place for a rear extension, much of the groundwork has already been done, allowing the next owner to maximise both the accommodation and the potential of this charming cottage.

Offering an abundance of character, a generous plot, approved planning permission and endless potential, this delightful thatched cottage is ideal for those looking to create a unique village home in a highly desirable location.

Living Room	16'2" x 14'6" (4.93m x 4.43m)
Kitchen	6'5" x 8'7" (1.97m x 2.62m)
Bathroom	6'5" x 5'3" (1.97m x 1.61m)
Landing	

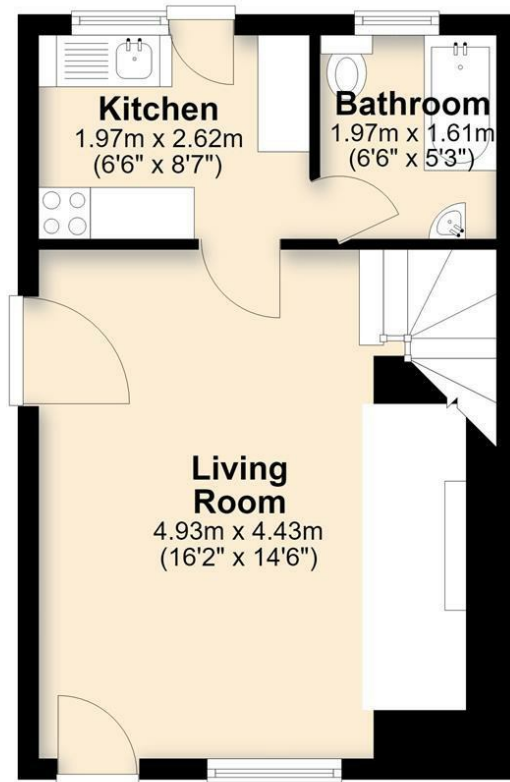
Bedroom 1	16'2" x 7'8" (4.93m x 2.35m)
Bedroom 2	9'2" x 6'5" (2.80m x 1.96m)





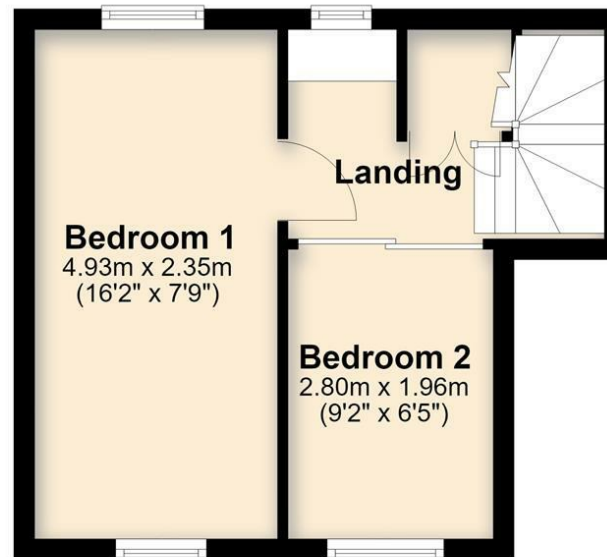
Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)

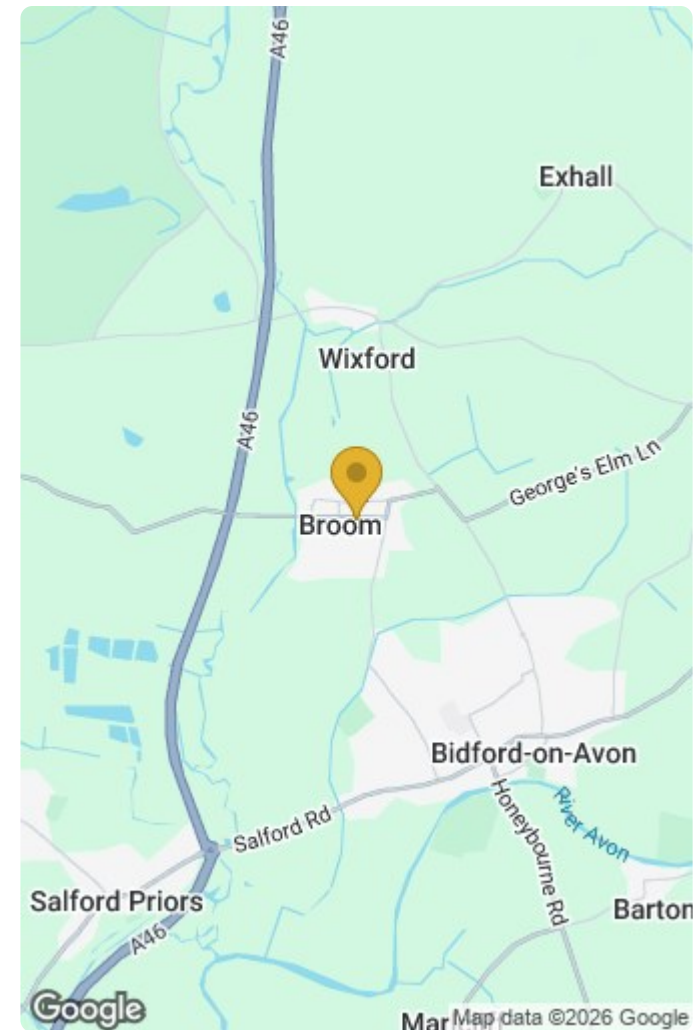


First Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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