House - Detached (EPC Rating: E)

# BROOKLYN HOUSE 51 HIGH STREET, BROOM, ALCESTER, B50 4HL

**PCM**

# £2,350

🛏 4   🛁 2   🛋 3   ☰ E

# 4 Bedroom House - Detached located in Alcester

A fabulous opportunity to let this four double bedroom detached home, situated at the end of its own private drive on an enviable plot in the village of Broom. The accommodation briefly comprises a utility room, downstairs shower room, kitchen/breakfast room, sitting room, formal dining room, snug, conservatory, cellar, dressing room/en suite off the master bedroom and a family bathroom. The property also benefits from a lift, open fire place, roof terrace, ample off road parking, double garage that's been converted into a home studio/office over two floors with its own landline/Wi-Fi and extensive grounds of approx 4 acres with a large raised decked area with power & light. EPC = E. Available Early February

Deposit: £2,710.00, which is returnable in full subject to the satisfactory condition of the property at the end of the term.
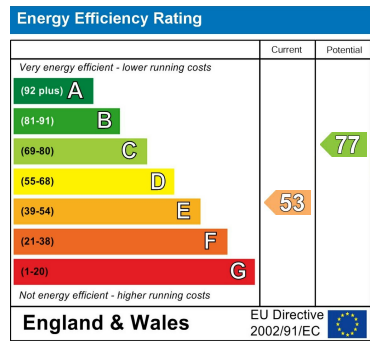
Holding Deposit - £540.00 (no VAT) may be requested to secure a property (subject to references, contract & landlords approval). Non-refundable if the tenant withdraws. Otherwise used towards first rent or deposit, after signing the tenancy agreement.

Are you pre qualified? Great, give is a call and we will get your viewing arranged.
To become pre qualified with Avon Estates please complete the form located by the floorplan image and email it to us, this allows us to make sure you meet our landlords requirements to avoid any disappointment.

**Cellar**

Cellar

**Ground Floor**

Studio

**1st Floor**

Conservatory
Dining Room
Snug
Kitchen/Breakfast Room
Utility Room
Hall
Porch/Study Space
Sitting Room
Shower Room

Roof Terrace
Guest Bedroom
WC
Landing
Bathroom
Master Bedroom
Dressing Area

**First Floor**
Bedroom 3
Landing
Bedroom 4

## Council Tax Band

E

## Energy Performance Graph

**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 | 53 | |
| (21-38) F | | 77 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

## Call us on

## 01386 257180

lettings@avonestates.net
www.avonestates.net

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**AVON ESTATES SALES&LETTINGS**