



15 Haycop Rise, Broseley, Shropshire, TF12 5LG

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A modern detached home with four bedrooms and two bath/shower rooms having a garage and generous garden to the rear being within a short stroll from the local primary school and the towns shops and amenities.

Much Wenlock - 4.4 miles, Bridgnorth - 6.4 miles, Ludlow - 26 miles, Shrewsbury - 16.8 miles, Kidderminster - 27 miles, Wolverhampton - 18.5 miles, Birmingham - 38 miles.
(All distances are approximate).

LOCATION

Broseley is approximately three miles from World Heritage Site of Ironbridge and eight miles from Telford town centre, convenient for the M54. Haycop Rise is part of a modern development being just a few minutes walk away from the bustling high street, which offers a diverse range of shops, historic pubs and eateries. Additionally, there are two primary schools with good and outstanding Ofsted reports, convenience stores, pharmacy, medical practice, library, sports clubs a Church and many places of interest to include Benthall Hall which is part of the National trust.

ACCOMMODATION

Entering into the entrance hall, stairs rise off to the first floor with an understairs cloaks cupboard and a guest WC. The lounge overlooks the front aspect with double doors opening into the dining kitchen. Across the hall there is a further reception room which offers the flexibility to be used as a home office or sitting room. The open plan dining kitchen is fitted with modern units to include matching base and wall cupboards, work tops over, sink unit along with fitted appliances to include a fridge, freezer, oven, gas hob with extractor hood, dishwasher and provision for a washing machine. From the dining area double doors open into a large conservatory which features bi-fold doors connecting to the outdoor space ideal for entertaining during the summer months.

Stairs from the hall rise to the first floor landing with access to the loft space and airing cupboard. The principal double looks out to the front elevation with an ensuite shower room. There are three further double bedrooms along with a family bathroom fitted with a white suite to include a WC, hand basin and panelled bath with shower over.

OUTSIDE

A driveway sits to the side of the property with parking for 2 cars with access to the single garage having an up/over door to the front and a pedestrian door to the side with lights and power points connected. The rear garden is of generous size. laid with an artificial lawn providing low maintenance upkeep enclosed by a fence boundary with gated side access.

SERVICES

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

Annual Estate Charge: £199.66 approx.

COUNCIL TAX

Shropshire Council

Tax Band: E

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth heading out towards Broseley on the Bridgnorth Road B4373. On entering Broseley, proceed onto the High Street taking a right turn into Dark Lane. Continue along taking a left turn into Haycop Rise, then right into The Waggonway where number 18 can be found down on the right hand side.

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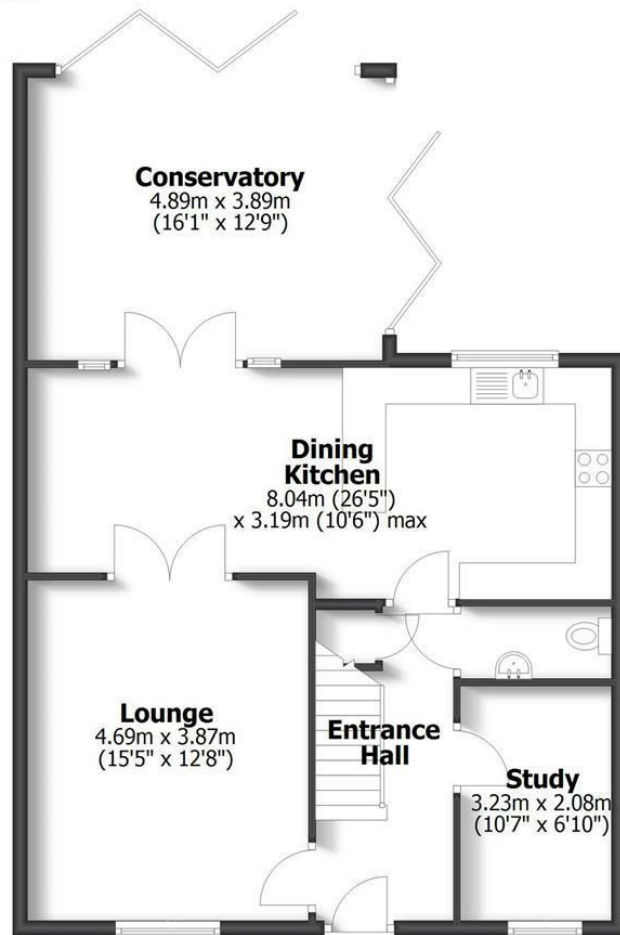
Offers Around
£425,000

EPC: B

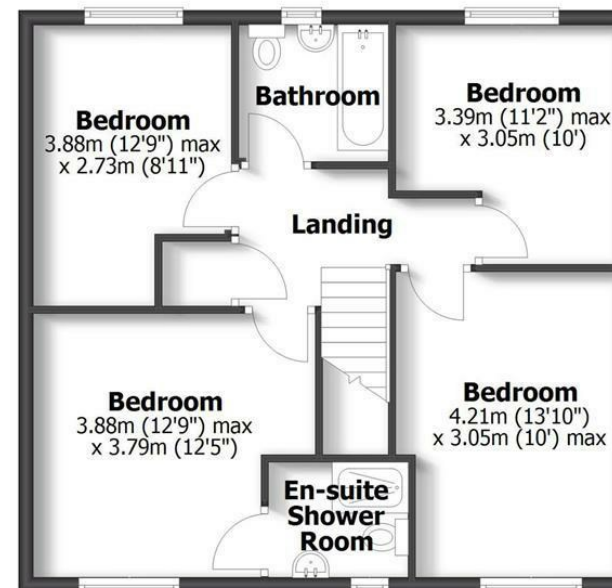
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**15 HAYCOP RISE
BROSELEY**



Ground Floor



First Floor

HOUSE: 142.0sq.m. 1,528.5sq.ft.
 GARAGE: 14.1sq.m. 151.7sq.ft.
TOTAL: 156.2sq.m.1,680.2sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

