

**COOPER  
GREEN  
POOKS**



**2 Gestiana Gardens, Woodlands Road, Broseley, TF12 5PU**

3 bedroom detached house—Offers in The Region Of £429,950 Freehold

## 2 Gestiana Gardens, Woodlands Road, Broseley Wood, TF12 5PU

Coopergreenpooks.co.uk

Offers in The Region Of £429,950 Freehold—3 bedroom detached house

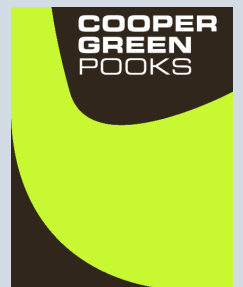
sales@cgpooks.co.uk

**This recently built detached house offers substantial, well-designed and versatile accommodation, finished to a high standard throughout, while benefitting from a private driveway, large double garage and landscaped gardens. The property is quietly situated within an exclusive development of just 4 other properties, on the fringe of Broseley town centre.**

### KEY FEATURES

- Impressive entrance hall with useful under stairs storage and feature turning staircase to landing
- Living room with windows to multiple elevations and glazed double doors onto the paved terrace and garden
- Well-fitted kitchen, complete with integrated appliances and breakfast area which could be fully tiled on request
- Separate utility connecting to the large double garage which has an electric door and access to the garden
- Good sized ground floor double bedroom and large family bathroom with shower
- On the first floor is a fantastic master bedroom with a lovely outlook, thoughtfully designed dressing area and en-suite shower room, as well as a further single bedroom/study with useful storage
- uPVC double glazed windows and gas fired central heating with underfloor heating across the ground floor
- Landscaped gardens to the rear, side and front which are mainly laid to lawn with an Indian stone paved terrace and planted hedging
- Gestiana Gardens is a very attractive modern development of just 5 houses, and is quietly situated within Broseley Wood, which is a sought-after location on the fringe of the town, just a short distance from some excellent amenities.
- The property is also only a few minutes' drive from Ironbridge and its range of popular pubs/restaurants, and just 15/20 minutes from Telford Town Centre and road links via the M54

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF  
www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666

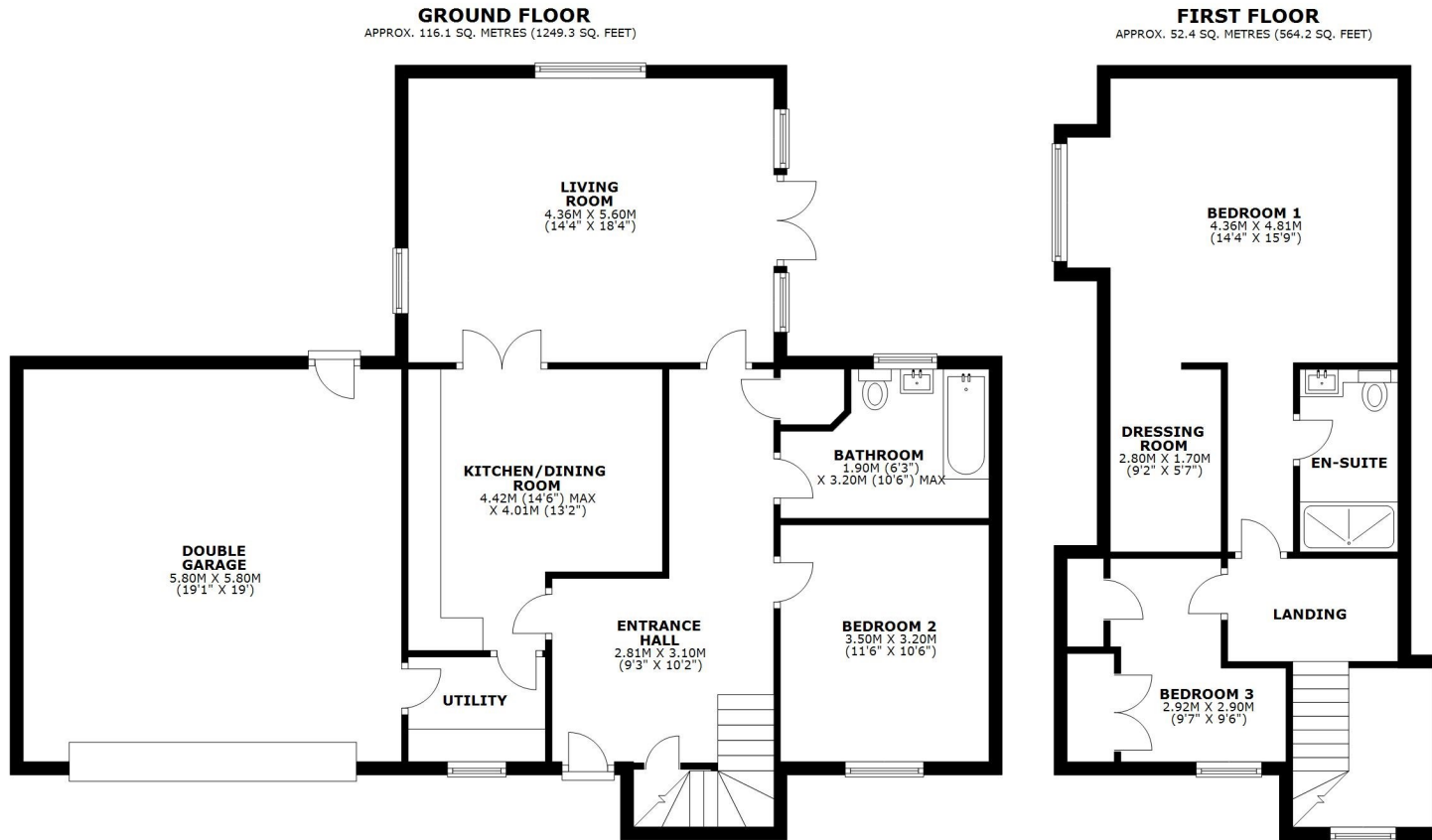


# 2 Gestiana Gardens, Woodlands Road, Broseley Wood, TF12 5PU

Coopergreenpooks.co.uk

Offers in The Region Of £429,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



TOTAL AREA: APPROX. 168.5 SQ. METRES (1813.5 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.









## 2 Gestiana Gardens, Woodlands Road, Broseley Wood, TF12 5PU

Coopergreenpooks.co.uk

Offers in The Region Of £429,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666





## 2 Gestiana Gardens, Woodlands Road, Broseley Wood, TF12 5PU

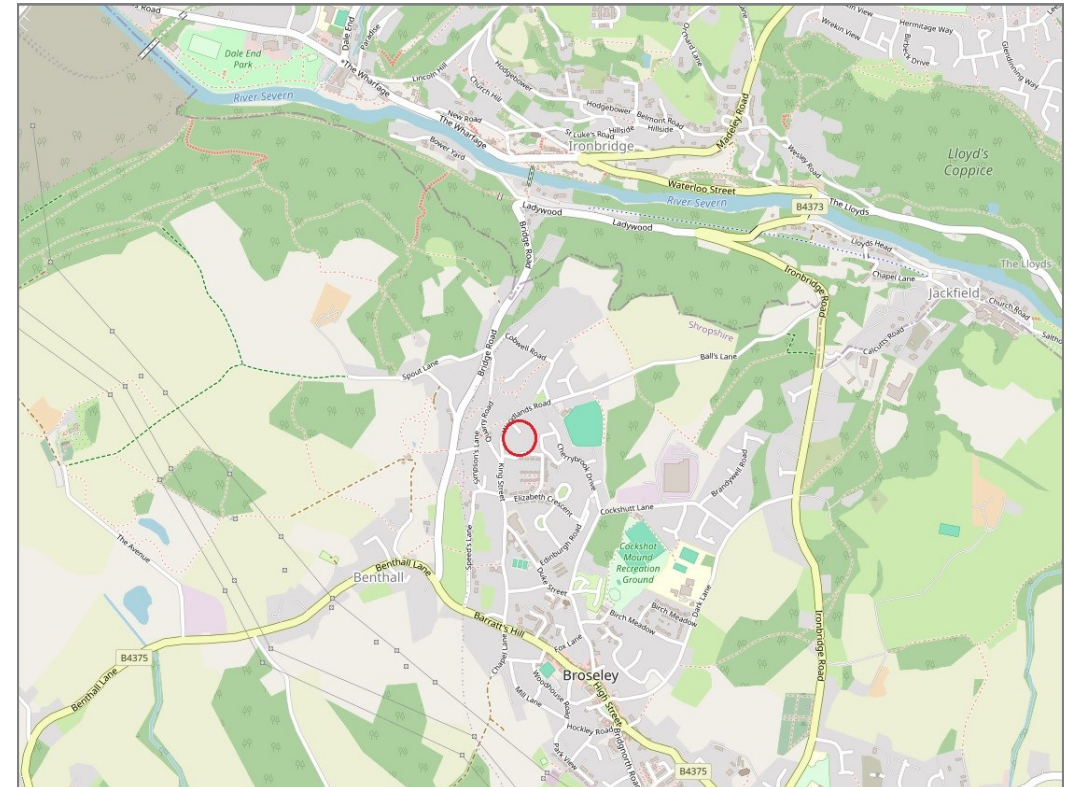
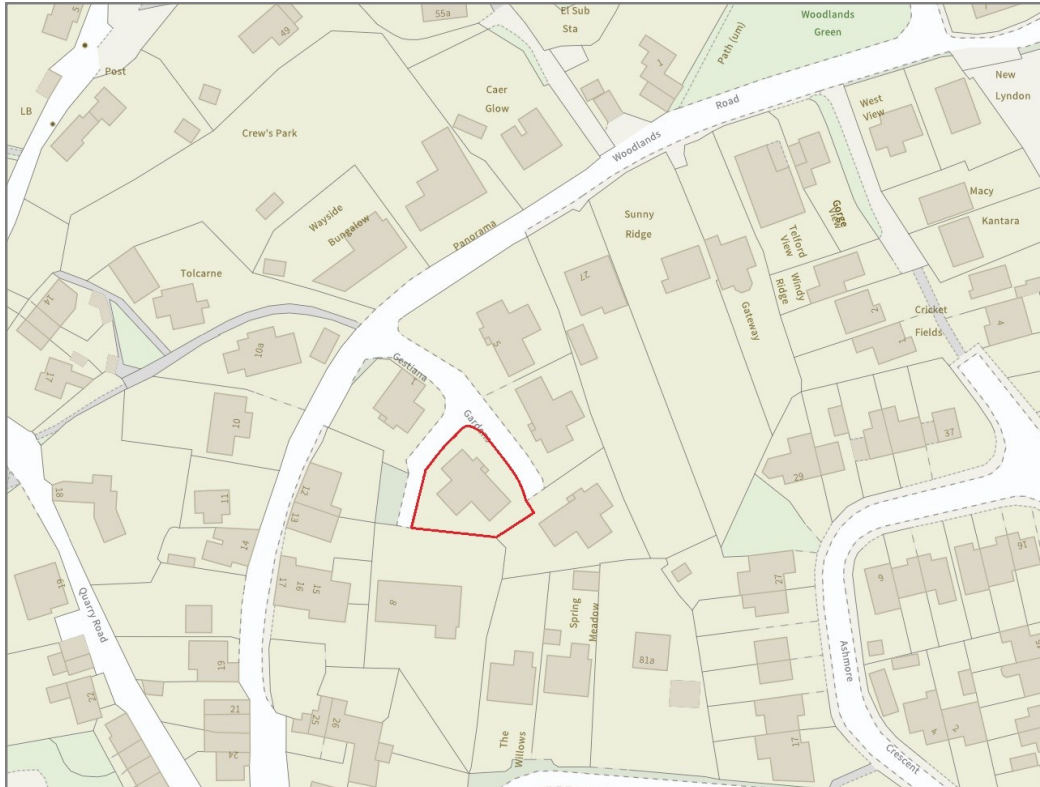
Offers in The Region Of £429,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

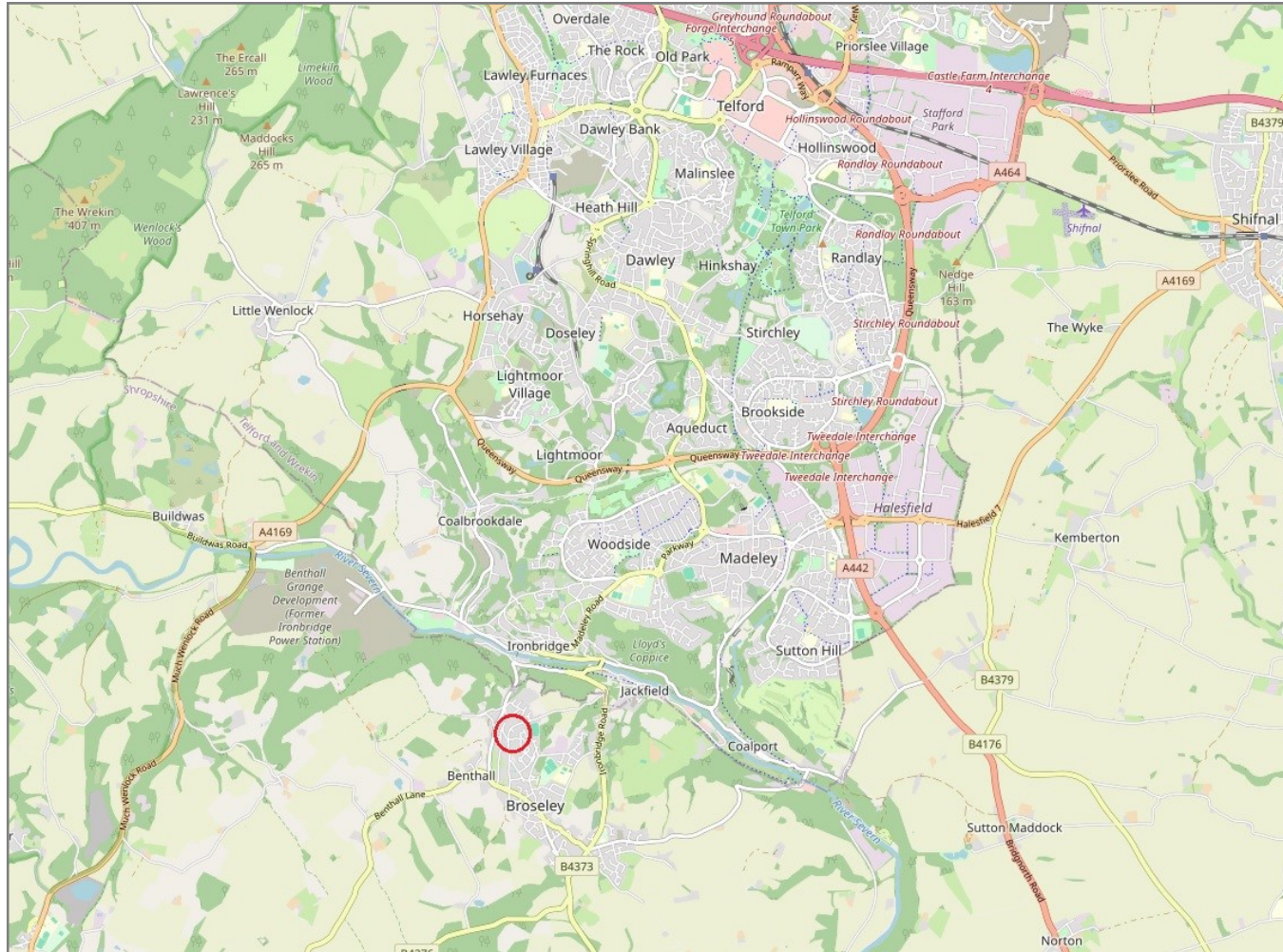
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 2 Gestiana Gardens, Woodlands Road, Broseley Wood, TF12 5PU

Coopergreenpooks.co.uk

Offers in The Region Of £429,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.