

# The Willows, 3 Rough Lane, Broseley TF12 5AL



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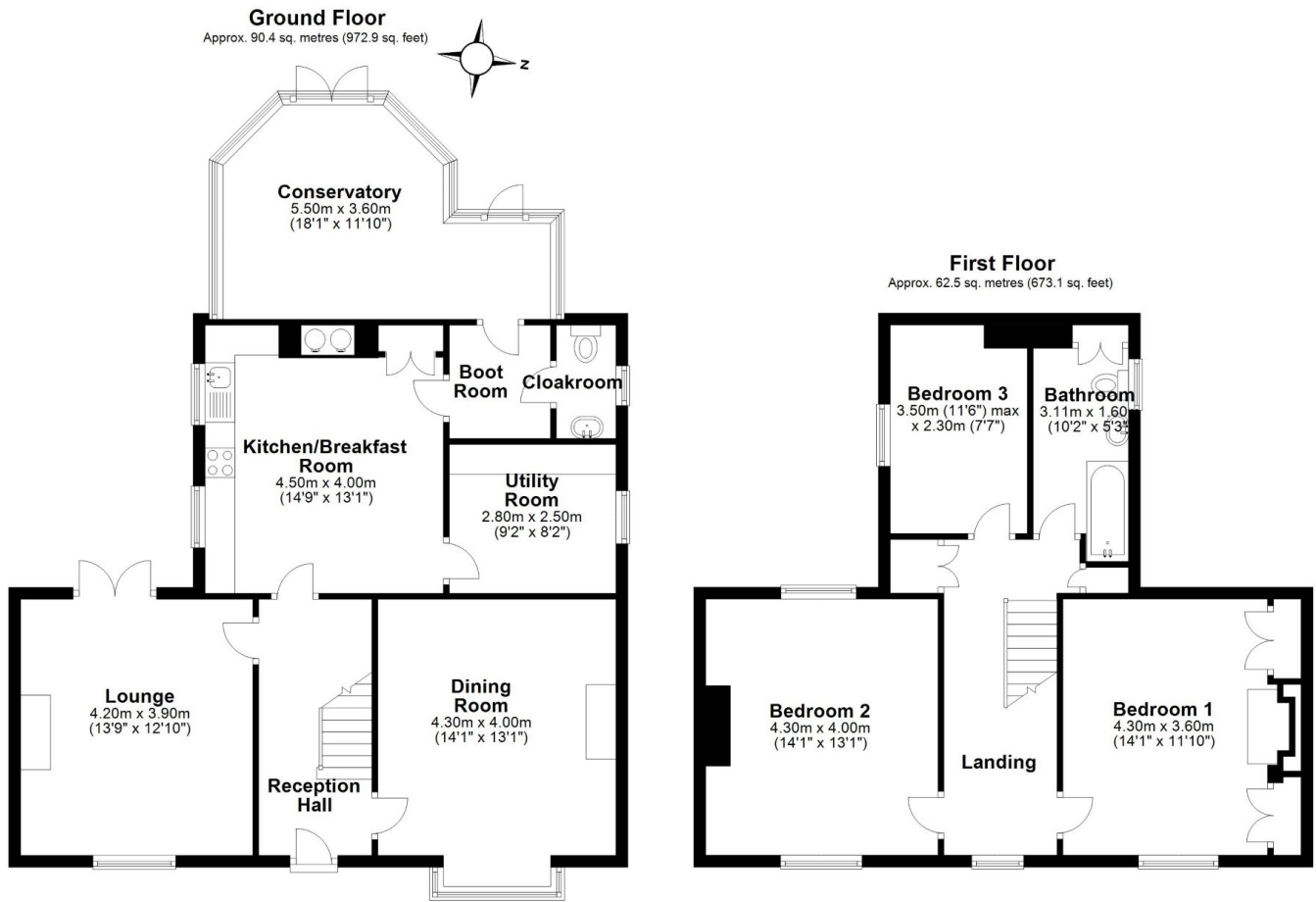
This substantial three-bedroom detached family home is located on the fringes of Broseley, occupying a large plot overlooking open countryside and offering ample space with a convenient layout and some lovely original period features. The ground floor includes a centrally located reception hallway, generously sized lounge and dining room (both with cast iron fireplaces) a practical kitchen/breakfast room, adjacent utility area, boot room, W.C., and a pleasant conservatory overlooking the garden. Heading upstairs, you'll find two good-sized double bedrooms, a third bedroom, and bathroom, providing comfortable accommodation for the whole family. Externally, the property boasts a large, sunny garden, perfect for outdoor activities and relaxation, along with parking facilities and a detached garage for convenience and additional storage. The location offers easy access to local schooling and amenities, with historic Ironbridge just a short ten-minute drive away. Furthermore, Telford Town Centre and M54 motorway access are within reach, making commuting and leisure activities easily accessible within twenty minutes.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 33 F    |           |
| 1-20  | G             |         |           |









Total area: approx. 152.9 sq. metres (1646.0 sq. feet)  
**3 Rough Lane**

**Tenure** Freehold

**Council tax** Band F

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 6th February 2024