

Ivy House, Pound Lane, Broseley TF12 5AS



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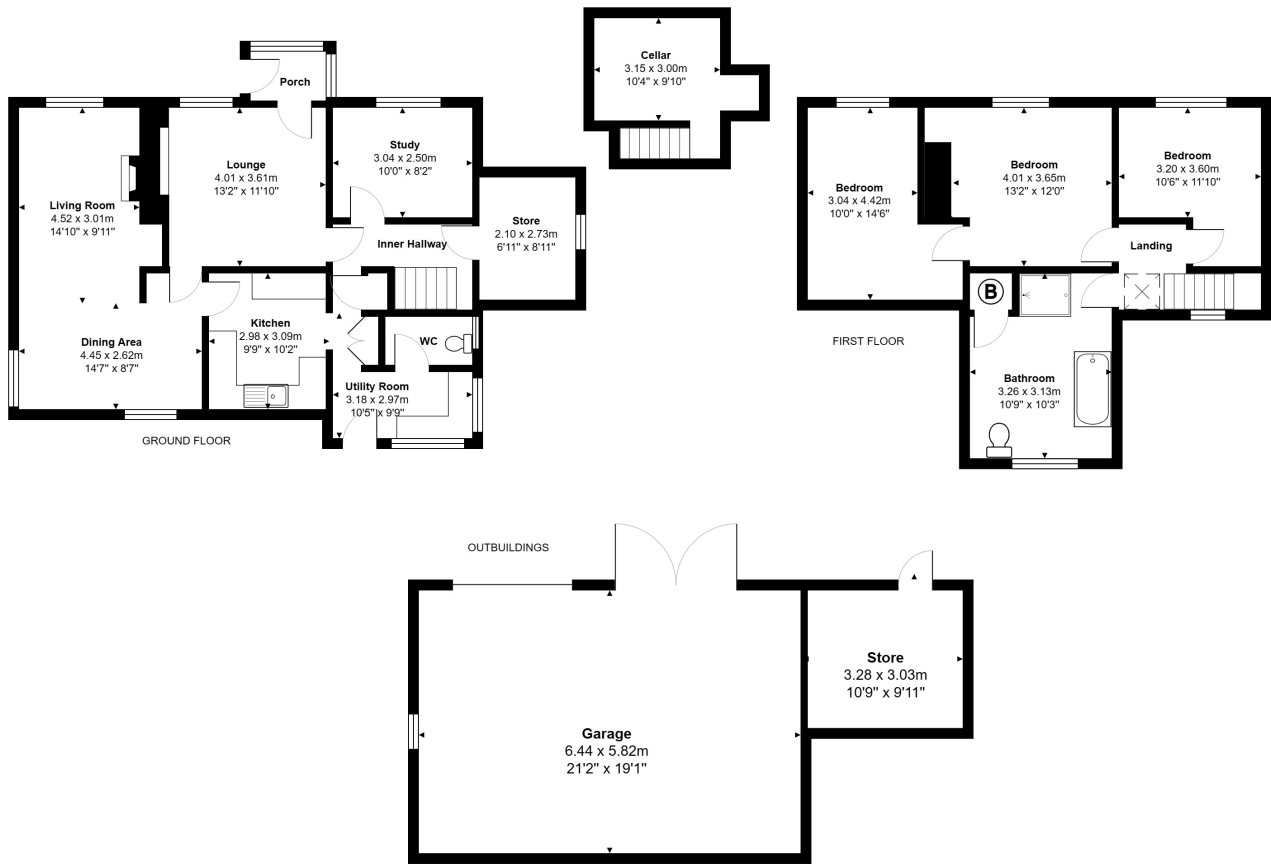
This spacious period property is located within easy walking distance of local schooling and amenities and sits within a very large plot with a large lawned area to the front and gated parking to the rear including a variety of useful outbuildings. The property requires general modernisation with lots of potential for improvement and there is planning consent to build a detached three bedroom house in the grounds (22/0575/FUL). The accommodation includes lounge, large living/dining room with an open fire and wood burner, modern kitchen, study, utility room, W.C. and a cellar room. The first floor features three bedrooms (one of which is accessed through another bedroom) and large family bathroom. Historic Ironbridge is a five minute drive away and Telford Town Centre and the M54 motorway can be accessed within twenty minutes.







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All measurements are approximate and for display purposes only

Tenure Freehold **Council tax** Band D

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 : 24th April 2024