

12 Coalport Close, Broseley TF12 5BF



£ 4 7 5 , 0 0 0 r e g i o n

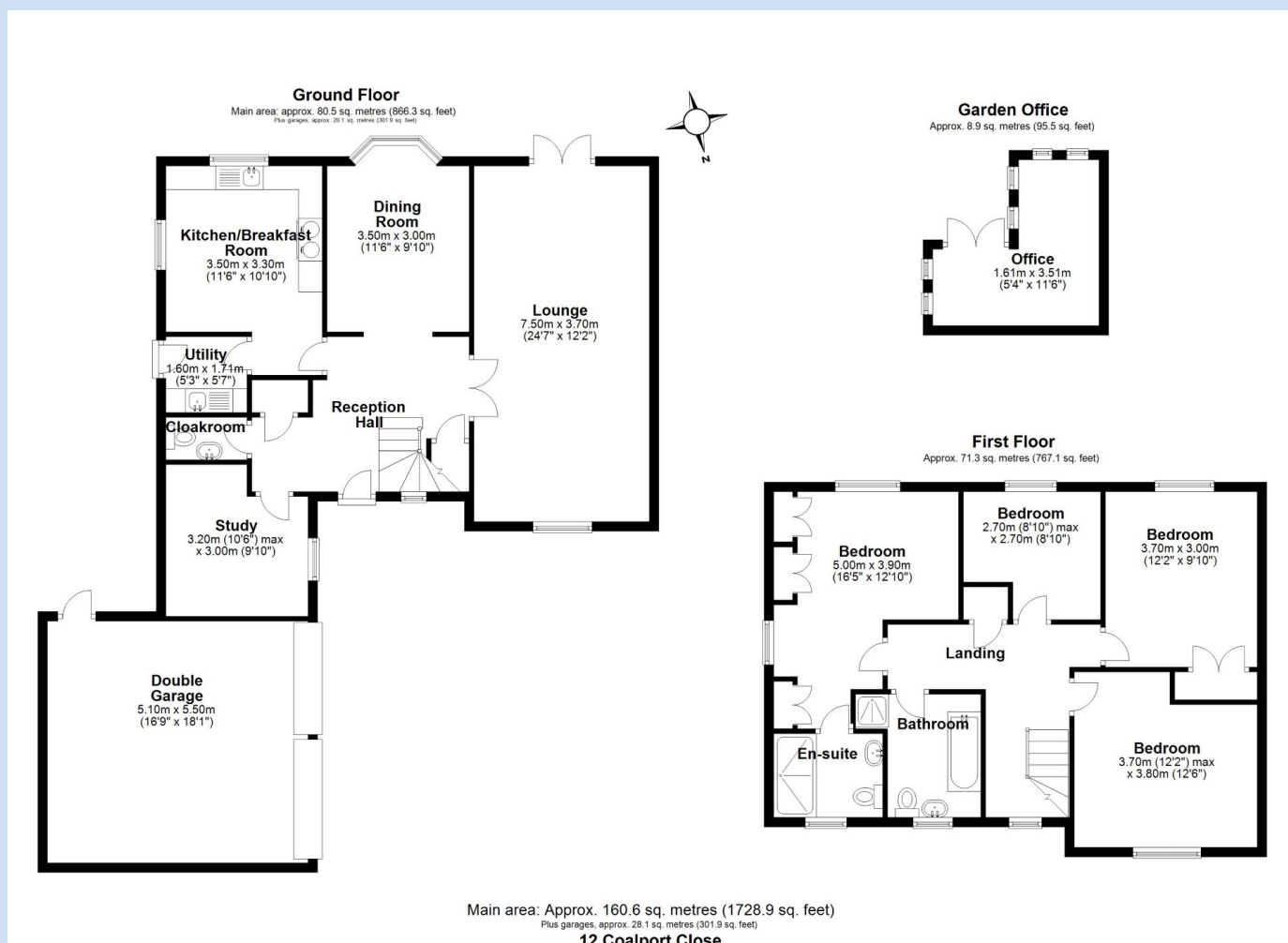
Beautifully presented executive detached family home on a small development on the edge of Broseley. The spacious accommodation includes reception hallway with guest cloaks, a large 24' lounge with woodburner and double doors opening to rear garden, dining room with feature bay window, kitchen/breakfast room with adjacent utility and a study. The first floor offers three double bedrooms and one single room, with the main bedroom benefiting from its own en-suite shower room plus a family bathroom. Externally there is driveway parking and a double garage, and the south facing rear garden features a gravelled seating area, lawn, mature borders and a garden office with lighting and power. Local schooling and Broseley's many amenities are within walking distance, historic Ironbridge and its many visitor attractions is a five minute drive away and Telford Town Centre and the M54 motorway can be accessed within fifteen minutes.

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









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 : 8th June 2023