

# HARWOOD

THE ESTATE AGENT

01952 881010

## 12 The Bentlands, Benthall TF12 5RP



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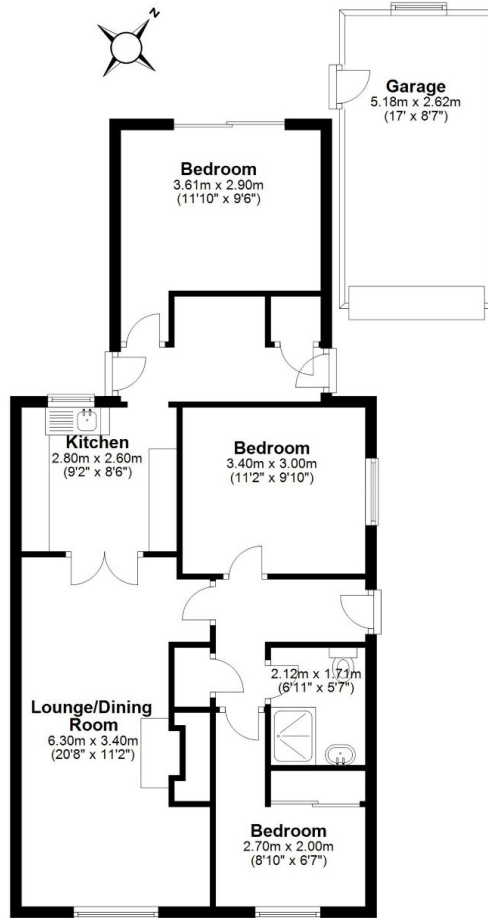
This three bedroom bungalow is located in Benthall, with a stunning view to the rear over open countryside. The accommodation includes entrance hallway, large lounge/dining room with double doors opening to the kitchen, three bedrooms and a shower room. Externally there is a pretty front garden, driveway parking, single garage and a low maintenance garden to the rear. Solar panels reduce the utility charges significantly. Broseley's many amenities are within easy reach and there are country walks from the doorstep. The attractions of historic Ironbridge and medieval Much Wenlock are both less than a 10 minute drive away.





**Ground Floor area (not including garage)**

Approx. 74.1 sq. metres (797.9 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)

**12 The Benthall**

**Tenure** Freehold      **Council tax** C

**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 August 2024