

HARWOOD

THE ESTATE AGENT

01952 881010

9 Birch Meadow, Broseley TF12 5LL



£210,000 region

This well proportioned four bedroom property offers generous accommodation that includes entrance hallway, open plan lounge/dining room, kitchen/breakfast room and a ground floor shower room.

The first floor features four double bedrooms.

Externally there is a generous, sunny garden to the rear, with lawn, raised borders and two useful garden sheds. Broseley's local schooling and many amenities are within walking distance and historic Ironbridge is just a five minute drive away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

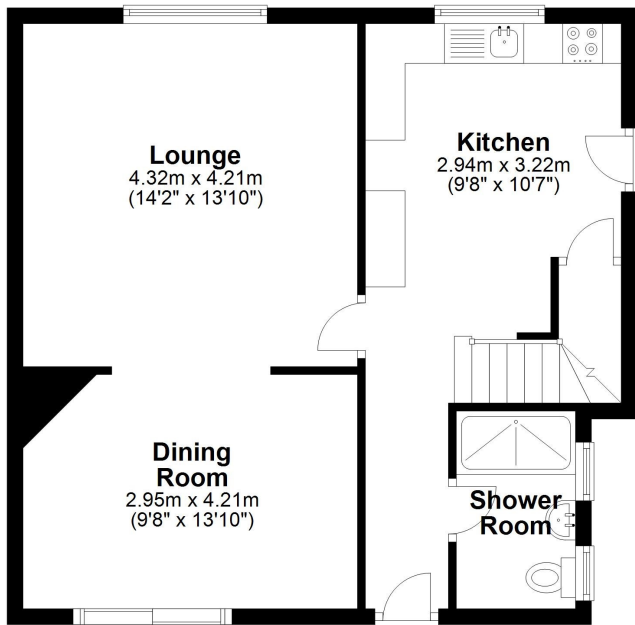






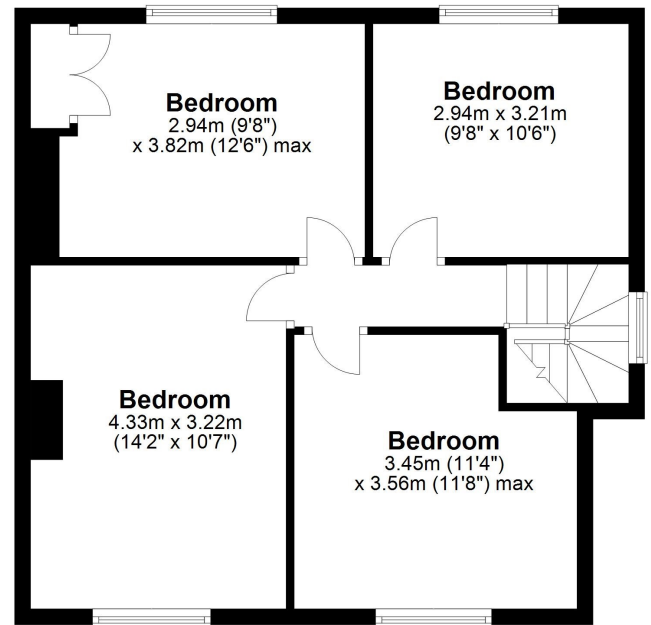
Ground Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



Total area: approx. 107.8 sq. metres (1160.2 sq. feet)

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 : 28th August 2024