

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 10 Legges Hill, Broseley TF12 5RD



## £174,950 region

Peaceful hidden gem, extensively refurbished and double glazed throughout. The charming accommodation includes an attractive open plan ground floor layout with hardwood flooring, comprising lounge area with wood burner, kitchen with integrated appliances: induction hob, fan oven, fridge (with freezer compartment) and washer/drier. The first floor features a double bedroom and bathroom. Externally, there is a pleasant sunny garden of generous proportions, re-landscaped garden, easily manageable with open views across to Benthall. There are delightful country walks from the doorstep and easy access to Broseley's many amenities. Historic Ironbridge is a short drive away and Telford Town Centre and the national road network can be reached within twenty minutes.

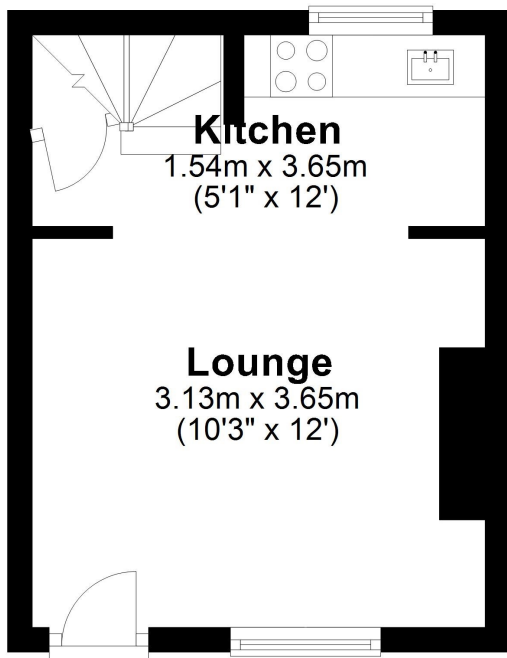
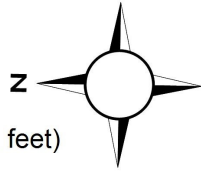
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





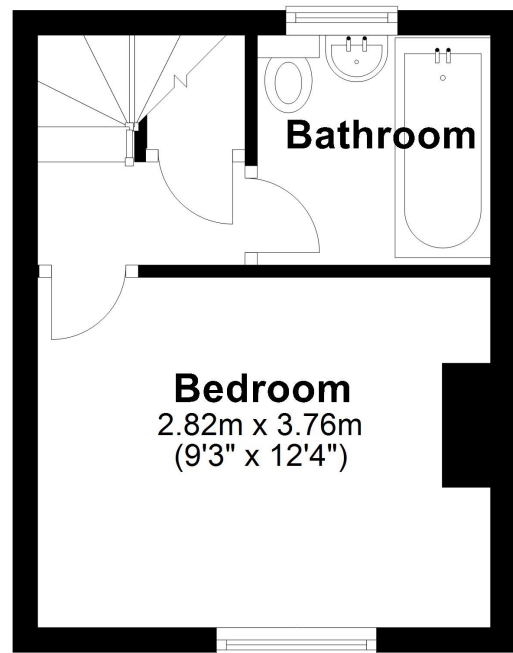
## Ground Floor

Approx. 17.4 sq. metres (187.4 sq. feet)



## First Floor

Approx. 17.7 sq. metres (190.7 sq. feet)



Total area: approx. 35.1 sq. metres (378.1 sq. feet)

**Tenure** Freehold    **Council tax** Band A

**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 September 2024