

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 10 The Waggonway, Broseley TF12 5QU



## £ 2 4 8, 9 5 0 region

This well-presented three-bedroom semi detached family home is situated in a sought-after residential development, offering convenient access to a local primary school and the extensive amenities of Broseley.

The thoughtfully designed layout features a centrally located entrance hallway with a guest cloakroom, a spacious lounge with double doors opening onto the garden, and a bright, stylish kitchen/diner. Upstairs, the property comprises two double bedrooms, a single bedroom, an en-suite shower room to the main bedroom, and a modern family bathroom.

Outside, the enclosed south-facing garden provides a perfect space for outdoor enjoyment, while driveway parking is conveniently located to the side of the property. The historic town of Ironbridge is just a ten-minute drive away, and Telford Town Centre, along with excellent links to the national motorway network, can be reached in under twenty minutes.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





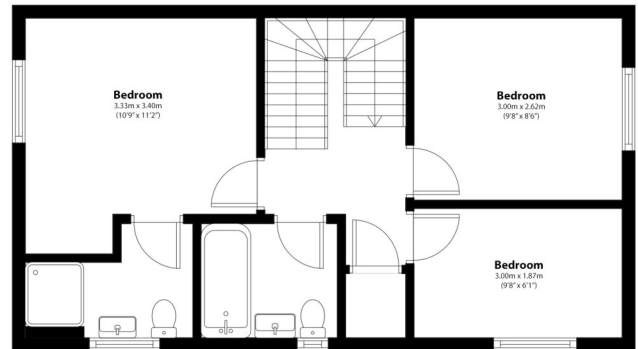




**Ground Floor**  
Approx. 37.4 sq. metres (402.6 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.6 sq. feet)



**Total area**  
Approx. 75 sq. metres (807 sq. feet)

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

**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 : 12th November 2024