

HARWOOD

THE ESTATE AGENT

01952 881010

36 Haycop Rise, Broseley TF12 5LQ



£ 2 4 4, 9 5 0 region

Located in the sought-after Haycop Rise development, this property offers modern living with excellent access to local amenities and schools, making it ideal for families and professionals.

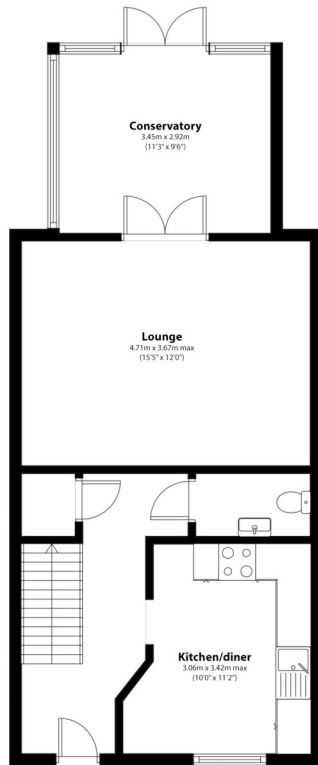
The ground floor features a bright entrance hallway with a W.C. and storage cupboard, a spacious lounge, a light-filled conservatory, and a stylish, well-appointed kitchen with water softener fitted. Upstairs, there are three bedrooms, including a main bedroom with an ensuite shower room, and a contemporary family bathroom. Externally, the home benefits from driveway parking with electric vehicle charger and a low-maintenance rear garden, perfect for outdoor relaxation. This property combines comfort, practicality, and convenience in an excellent location.

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		

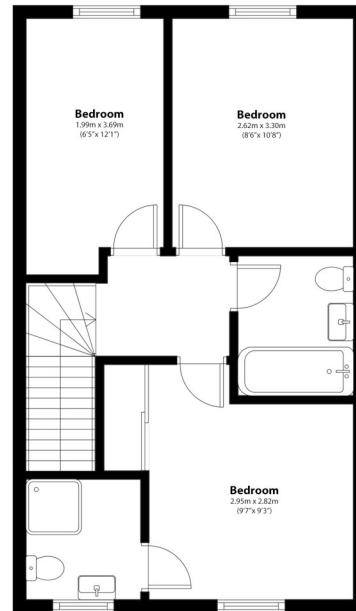




Ground Floor
Approx. 47.8 sq. metres (514.5 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.3 sq. feet)



Total area
Approx. 85 sq. metres (915 sq. feet)

Tenure Freehold **Council tax** Band 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 : 14th January 2025