

HARWOOD

THE ESTATE AGENT

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5 Hockley Rd, Broseley TF12 5HS



£ 2 6 9, 9 5 0 r e g i o n

Brimming with character and beautifully presented, this delightful three-bedroom cottage is nestled in a peaceful setting while remaining conveniently close to Broseley's amenities. The inviting accommodation begins with an entrance hall featuring a handy storage cupboard, leading to a charming kitchen/diner with a traditional quarry-tiled floor. The cosy lounge, complete with a wood burner style gas fire, opens via double doors into a bright conservatory, enhancing the living space. On the first floor, you'll find two well-proportioned bedrooms—one of which is currently utilised as a home office—alongside a stylish family bathroom equipped with both a bathtub and a separate shower. The second floor boasts a spacious double bedroom with useful eaves storage. Externally, the property benefits from an off-street parking space and a private, enclosed garden area, offering a tranquil retreat.

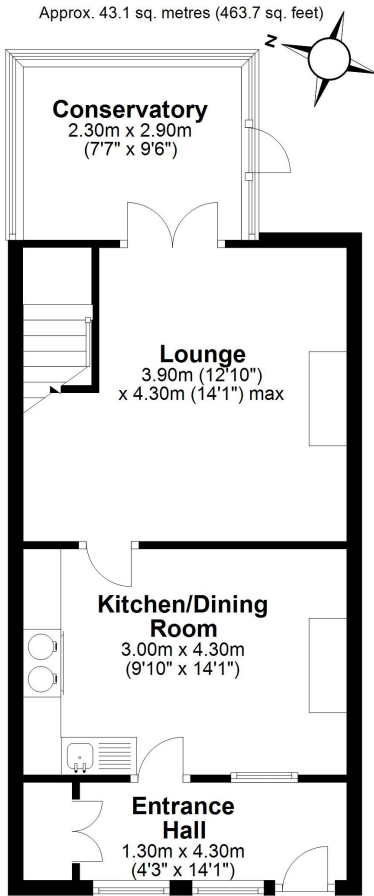






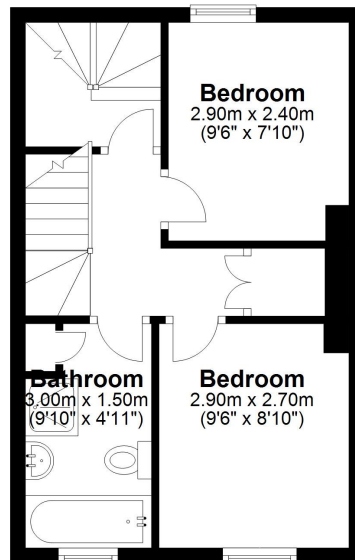
Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



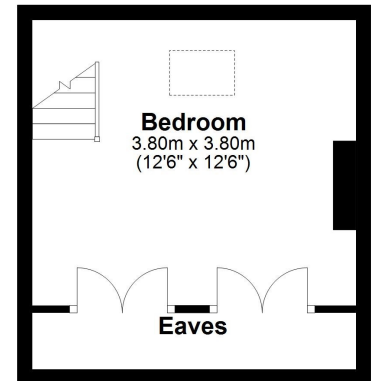
First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Second Floor

Approx. 15.0 sq. metres (162.0 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

5 Hockley Road

Tenure Freehold **Council tax** Band B

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 : 17th February 2025