

# HARWOOD

## THE ESTATE AGENT

### 01952 881010

## 43 Guest Rd, Broseley TF12 5RZ



# £ 3 9 5, 0 0 0    r e g i o n

This beautifully presented, detached four-bedroom home provides a spacious and versatile living environment, perfect for family life. Ideally situated for convenient access to local schools and the many amenities of Broseley, this property combines modern comfort with a practical layout. Upon entering, you are welcomed by a bright and inviting reception hall leading to a well-proportioned lounge. The heart of the home is the impressive open-plan kitchen/diner, which boasts a stunning roof lantern, flooding the space with natural light. Double doors open out to the rear garden, seamlessly connecting indoor and outdoor living. A separate utility room and a convenient W.C. complete the ground floor.

Upstairs, the property offers four well-sized bedrooms, including a main bedroom that benefits from its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Externally, the home features driveway parking, a garage, and a beautifully landscaped rear garden. The outdoor space includes a delightful sheltered seating area, ideal for relaxation or entertaining. Additionally, a versatile garden building provides endless possibilities, whether as a home office, gym, hobby room, or even a beauty therapy space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

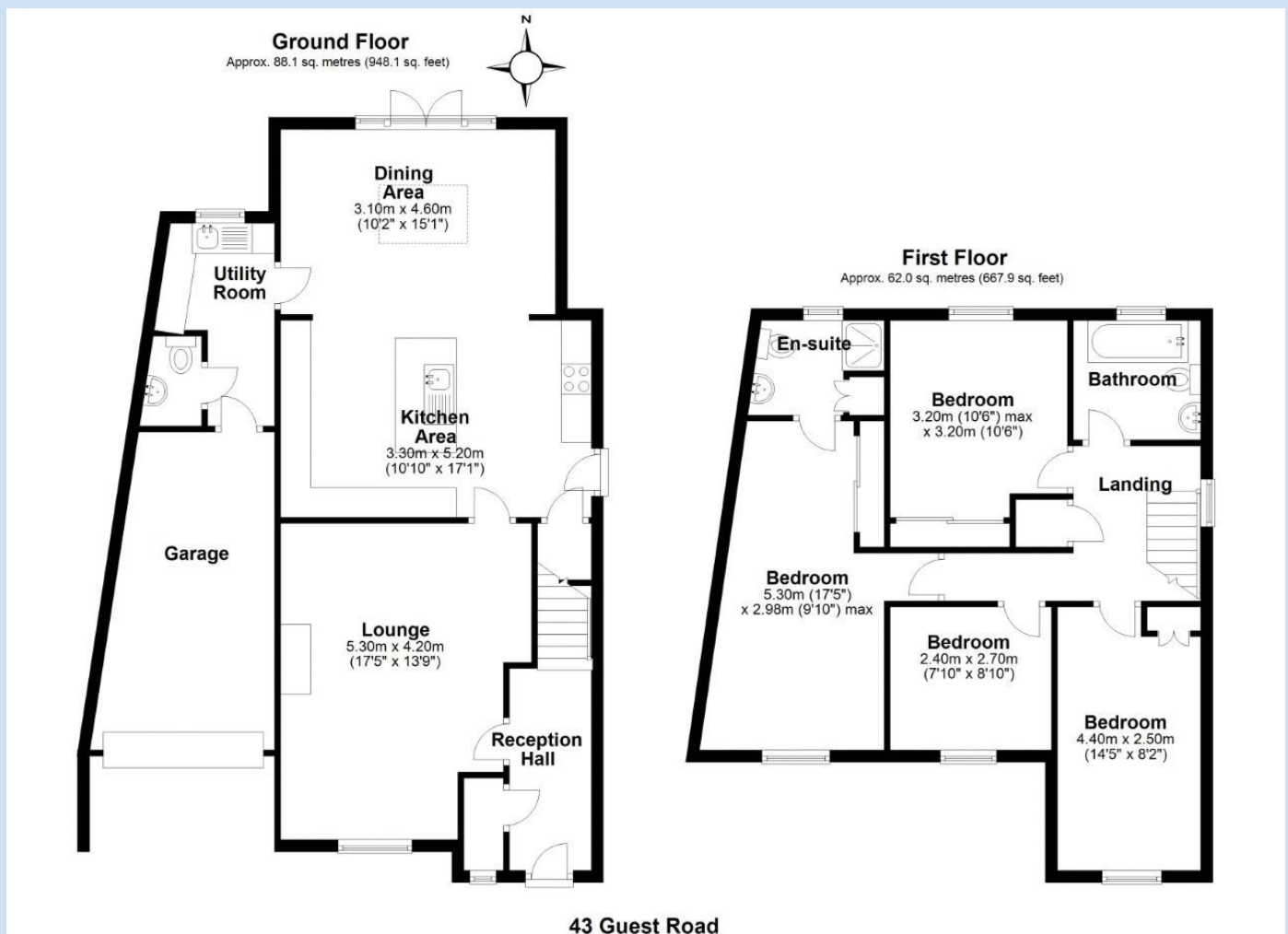












**Tenure** Freehold **Council tax** Band D

**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 : 22nd February 2025