

HARWOOD

THE ESTATE AGENT

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9 Hockley Bank, Broseley TF12 5HR



£ 3 3 5, 0 0 0 region

This charming and generously sized detached period cottage is ideally situated within close proximity to the wide range of amenities that Broseley has to offer. Brimming with character, the property showcases a variety of delightful period features throughout, adding to its charm and appeal. The ground floor boasts a spacious and largely open-plan layout, creating a bright and airy living space. The impressive L-shaped lounge serves as the heart of the home, featuring brick fireplace with a cozy gas coal effect fire. Adjacent to the lounge is a lovely conservatory, offering a seamless connection between indoor and outdoor living, ideal for enjoying natural light and garden views. The kitchen/diner provides ample space for cooking and entertaining, while a convenient ground-floor W.C. adds to the practicality of the home. Upstairs, the first floor hosts three generously proportioned bedrooms, each offering comfortable accommodation with plenty of natural light. The family bathroom is well-sized and serves the household with ease. Externally, the property has off street parking and benefits from a charming rear garden, thoughtfully designed to provide a tranquil outdoor retreat. Featuring a selection of mature shrubs, this private outdoor space is perfect for relaxation, gardening, or alfresco dining. This delightful period cottage effortlessly combines character, comfort, and convenience in a sought-after location.

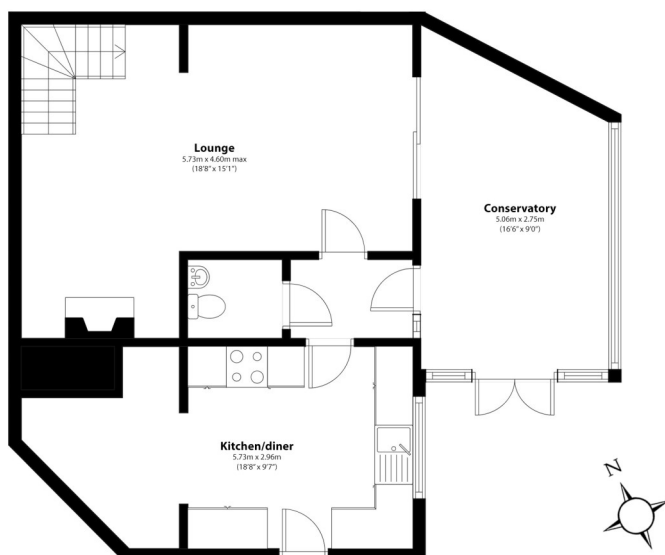
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



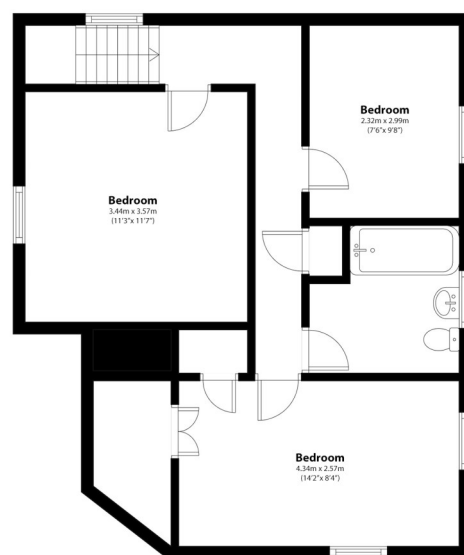




Ground Floor
Approx. 53.1 metres (572 sq. feet)



First Floor
Approx. 43.3 sq. metres (466 sq. feet)



Total area
Approx. 96 sq. metres (1038 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 : 3rd March 2025