

HARWOOD

THE ESTATE AGENT

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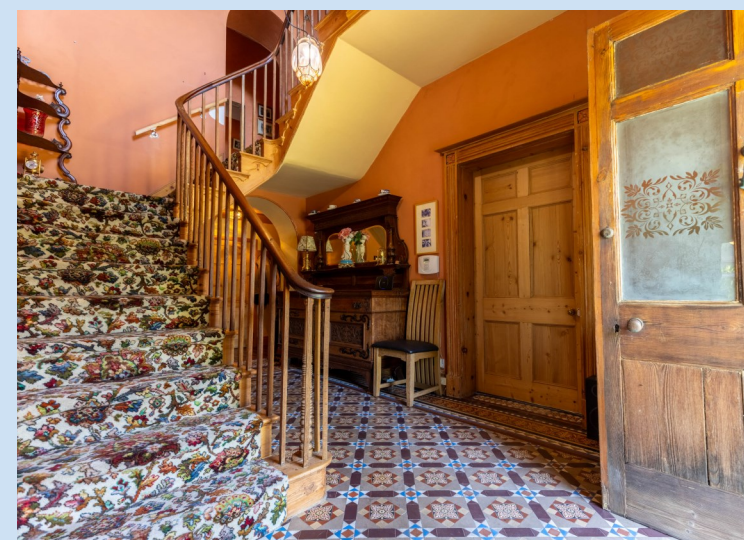


£800,000 region

An Exceptional Victorian Home Full of Character & Space

Accessed via a magnificent entrance hallway with original tiled flooring and an impressive sweeping staircase, this outstanding Victorian property exudes character and charm at every turn. High ceilings, sash windows, exposed beams, original cast iron fireplaces, and oak flooring combine to create a home rich in period detail. Offering over 3,500 sq. ft. of beautifully proportioned accommodation, the ground floor features three elegant reception rooms, a hobby room, plant room/workshop, boot room, and a light-filled conservatory. Two ground floor shower rooms/W.C.s add further convenience. Upstairs, the generous first floor provides five double bedrooms, including two with en-suite facilities, along with a stylish family bathroom. The mature, well-maintained gardens offer an abundance of space, with areas for vegetable growing, a decked seating terrace, useful garden sheds, and a fabulous garden leisure room/home office. Ample parking is available. Additional features include oil-fired central heating and mains drainage. The property is offered with no upward chain. Perfectly situated within walking distance of well-regarded local schools, medical and dental practices, a library, High Street shops, and a choice of welcoming pubs and restaurants. The historic Ironbridge is just a five-minute drive away, while Telford Town Centre and the national road and rail network are accessible within 15 minutes.

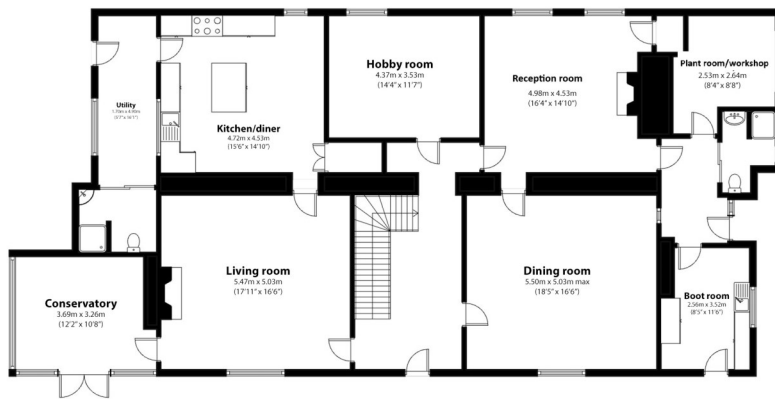




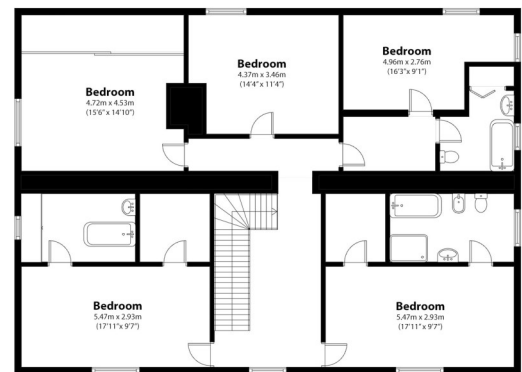




Ground Floor
Approx. 191.2 sq. metres (2058 sq. feet)



First Floor
Approx. 135.3 sq. metres (1457 sq. feet)



Total area
Approx. 327 sq. metres (3515 sq. feet)



Tenure Freehold **Council tax** Band F

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 : 15th August 2025