

HARWOOD

THE ESTATE AGENT

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Foundry Cottage, The Mines, Benthall TF12 5QY



£209,950 region

This charming two-bedroom property is nestled within a small, semi-rural development of just seven dwellings, offering a peaceful setting while still being conveniently close to local amenities. Ideal for first-time buyers, downsizers, or investors, the property combines modern comfort with a touch of countryside charm. The well-presented accommodation comprises a welcoming lounge, a spacious kitchen/diner with ample storage and space for entertaining, a ground floor W.C, two good-sized bedrooms, and a stylish family bathroom.

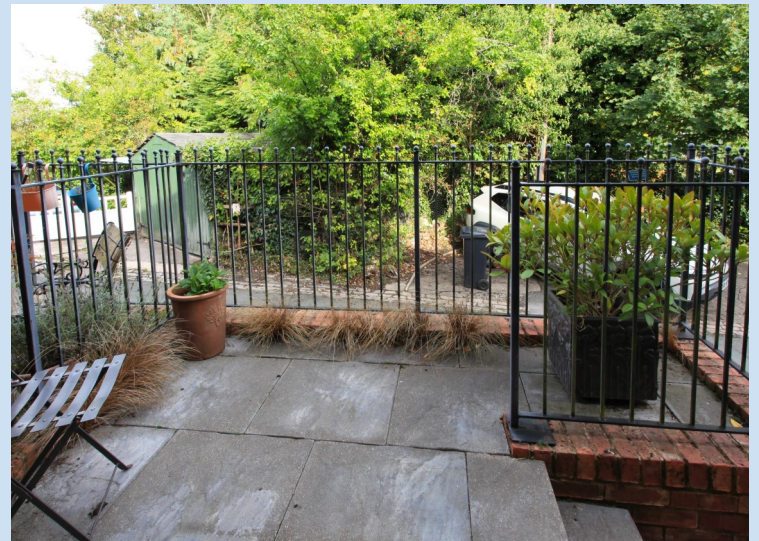
Externally, the property benefits from an allocated parking space and a private, low-maintenance rear garden—perfect for relaxing or enjoying a spot of outdoor dining. The garden is securely enclosed, making it suitable for children or pets. There is a useful wooden storage shed included. Visitor parking is also available. Situated on the edge of Broseley, the home is well-placed for access to a wide range of local amenities including shops, cafés, pubs, and schools. For those who enjoy the outdoors, there are numerous scenic country walks nearby, offering the perfect balance between town convenience and rural tranquillity.

Please note there is an annual estate management fee of £425 payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

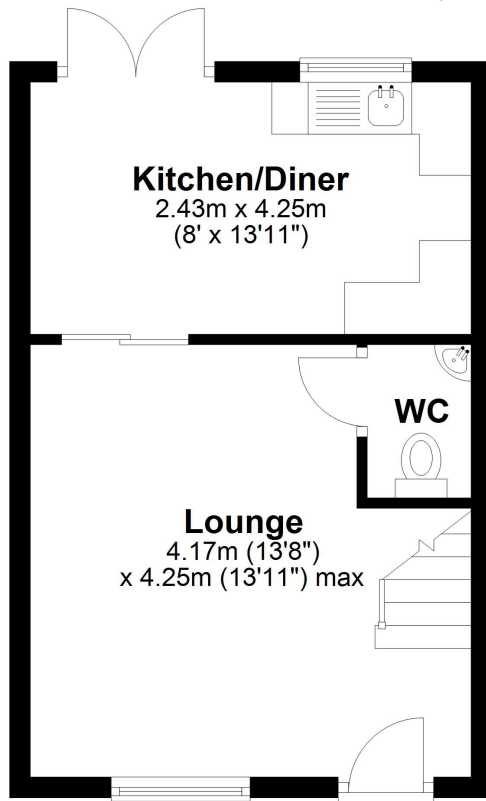
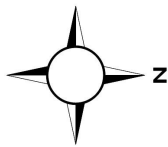






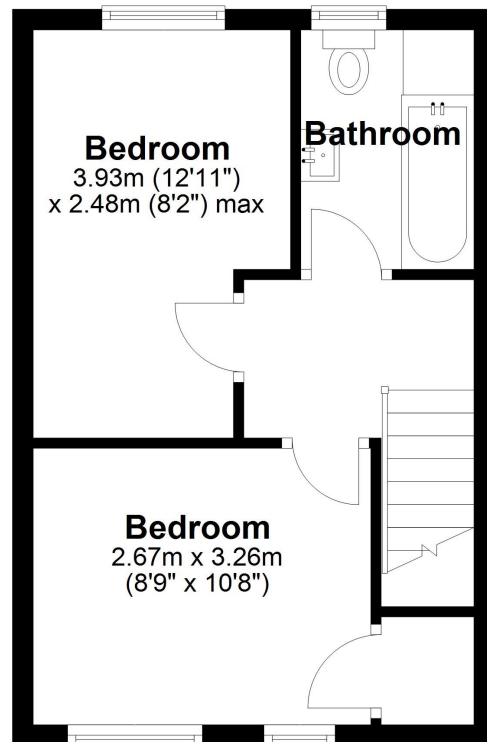
Ground Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 57.0 sq. metres (613.0 sq. feet)

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 : 15th September 2025