

HARWOOD

THE ESTATE AGENT

01952 881010

3 Riddings Close, Broseley TF12 5SE



£ 235,000 region

A nicely presented three-bedroom semi-detached family home set within a sought-after residential area, ideally positioned for convenient access to well-regarded local schools and well placed to access Broseley's wide range of everyday amenities, doctors surgery, dentist, library public houses and food outlets. The property offers well-proportioned accommodation comprising an entrance porch, a generous lounge, and a bright kitchen/dining room. Upstairs features three comfortable bedrooms and a modern family bathroom. Outside, the home benefits from driveway parking, integral garage, and a private, enclosed south-facing rear garden that provides an excellent space for relaxation or family time.

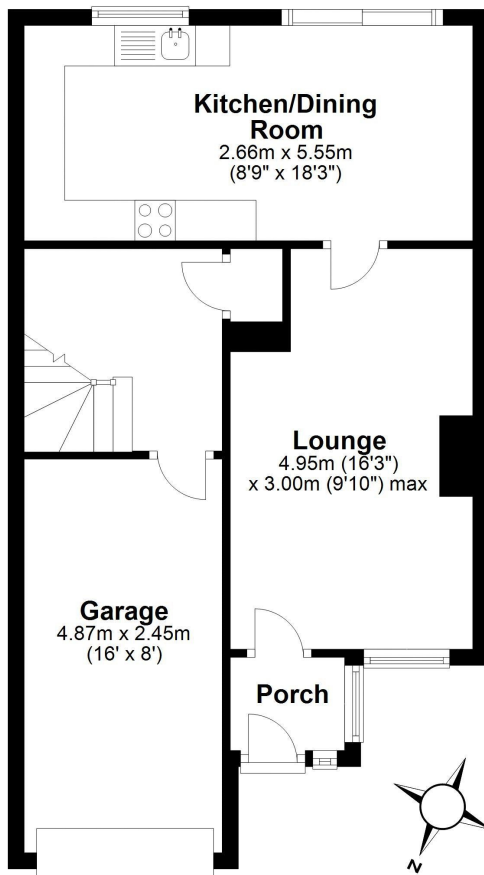
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





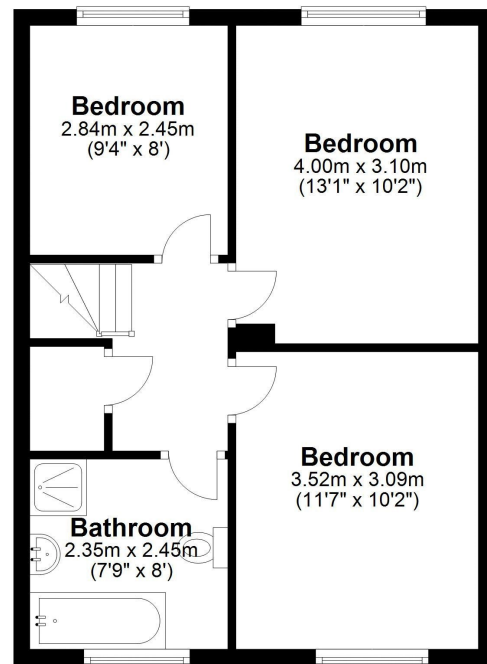
Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 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 : 12th January 2025