

## 3 Gestiana Gardens, Broseley Wood TF12 5PU



**£ 465,000** region

Nestled within a select development of just five similar homes, this spacious and thoughtfully designed property offers versatile living in a prime Broseley Wood location. Just a short walk from the town's many local amenities, it offers an excellent blend of modern convenience and comfort. The ground floor features a generous lounge and a well-appointed kitchen, alongside a utility room. A standout feature is the ground floor bedroom and bathroom ideal for maturing buyers or those seeking flexible accommodation. Upstairs, two further bedrooms are complemented by a shower room and dressing area, offering ample space for guests or family. The property benefits from its own solar panels and battery (to store unused energy for later use). Outside, the property enjoys pleasant gardens, driveway parking, and a sizeable garage. Located just five minutes from the historic Ironbridge and only fifteen minutes from Telford town centre and M54 motorway links, it's perfectly placed for both leisure and commuting.

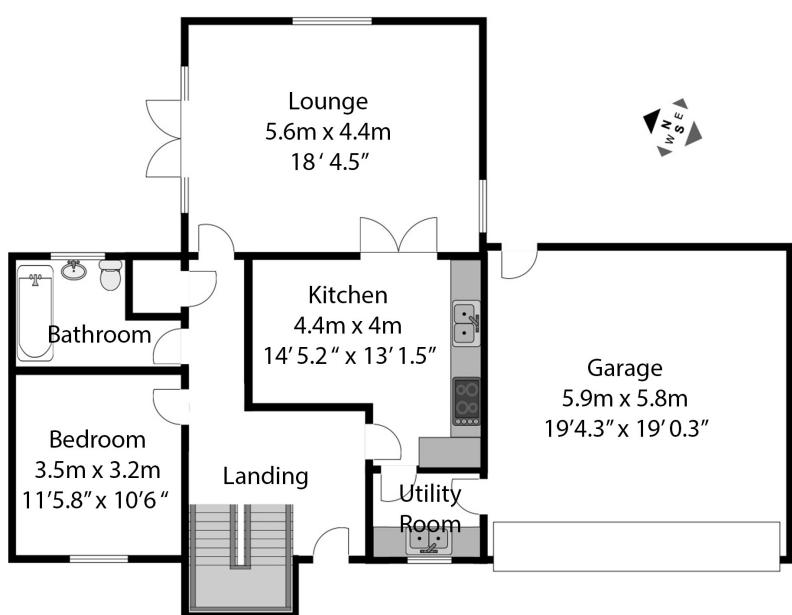
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor: 114sq.m (1227.086 sq.ft)



First Floor: 50sq.m (13208.2)



**Tenure** Freehold      **Council tax** Band E

**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 : 16th January 2026