

HARWOOD

THE ESTATE AGENT

01952 881010

Wesley House, Duke St, Broseley TF12 5LU



Offers in excess of £270,00000

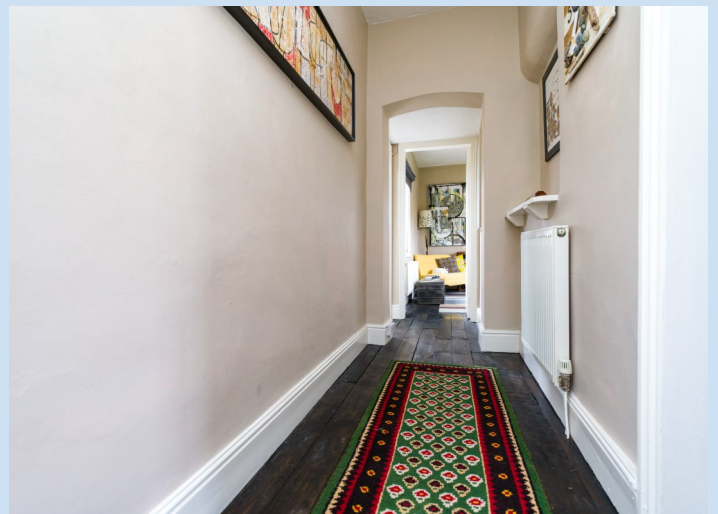
This delightful, period three bedroom semi-detached family home is situated just off Broseley's High Street with easy access to the many local amenities and well regarded local schooling.

With heaps of character and original features throughout the accommodation includes entrance hall with original tiled floor, lounge with corner fireplace, dining room (with cast iron open fireplace), quarry tiled kitchen/breakfast room, office/study and utility room. The first floor offers three bedrooms (two of which benefit from original fireplaces) and family bathroom.

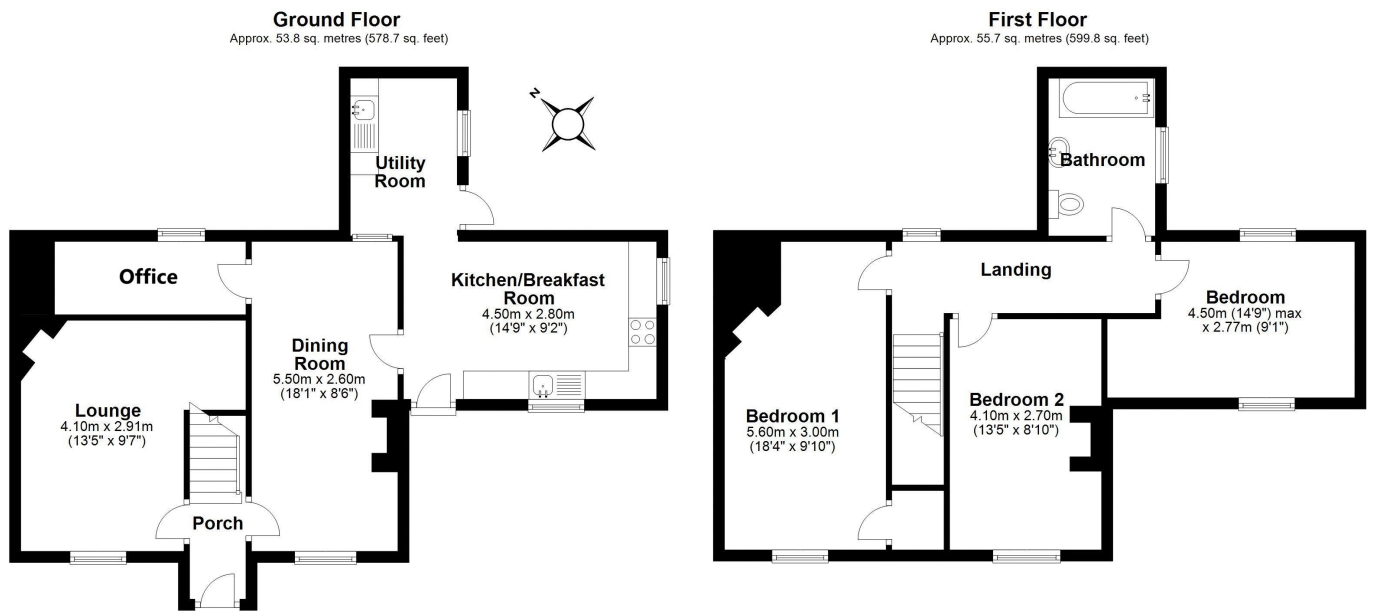
Externally there is a pretty, low maintenance wrap around garden with a selection of mature shrubs and trees.

All in all a delightful family home, well worth a view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		







Total area: approx. 109.5 sq. metres (1178.4 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 : 17th September 2024