

15 The Waggonway, Broseley Shropshire, TF12 5QA



Beautifully presented and decorated executive detached house within this highly regarded residential location, gas fired central heating, UPVC double glazing, hall, cloaks/w.c, lounge, dining area, new breakfast kitchen, study, master bedroom, en-suite shower room, three further bedrooms, bathroom/w.c, garage, driveway, gardens.

Price Guide: £335,000

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Broseley is an attractive small town surrounded by pleasant hilly and wooded countryside. The town originated in a Saxon clearance within the Royal forests which covered most of the Ironbridge Gorge, and grew into a thriving industrial settlement at the beginning of the 17th century.

Today Broseley has a strong community spirit and a thriving High Street with many well established shops, including Bakery, Greengrocers, Butchers and mini supermarkets, along with fine restaurants including Clays and Zengh. There are local nursery and primary schools in the area, including John Wilkinson Primary School which was rated as outstanding by Ofsted in 2012. The local primary schools have strong links with the sought after William Brookes Secondary School in Much Wenlock. Broseley is also well served by a dentist, doctor's surgery and a library.

Broseley is approximately two miles from the World Heritage Site of Ironbridge, and a convenient distance from Telford town centre with its shops, excellent range of leisure facilities and transport links including the railway and the M54 motorway providing access to Birmingham, Shrewsbury and beyond.

Location



Local Authority – Shropshire Council

Council tax band E

All mains services are connected.

Viewings are strictly by appointment via the Agents

Accommodation

Outer door to:

Entrance Hall

Timber laminate flooring, stairs to first floor, under stairs storage cupboard.

Cloaks/w.c

With low level w.c, pedestal wash hand basin, part tiled.

Lounge



An attractive entertaining room, of good proportions, limestone fireplace and hearth with electric log effect fire, window to the front, doors to dining area.

Dining Area



With doors to the garden, opens to the kitchen.

New Breakfast Kitchen



Quality range of base and wall cupboards and drawers with complementary roll top working surfaces, washing machine, tumble dryer, dishwasher, electric oven,

microwave, AEG hob plus extractor fan, fridge, freezer, breakfast bar, outlook to rear garden.

Study

Window to the front.

First Floor

Landing

Cylinder/airing cupboard.

Master Bedroom



Built in wardrobes, window to front.

En-suite Shower Room/w.c



Shower cubicle, low level w.c, pedestal wash hand basin, frosted window.

Bedroom Two



Window to the front.

Bedroom Three

L shaped, outlook to the rear.

Bedroom Four

Of good size, window to the rear.

Bathroom/w.c

A three piece suite with panelled bath and mixer shower, low level w.c, pedestal wash basin, frosted window.

Outside

Parking

Double length tarmac driveway.

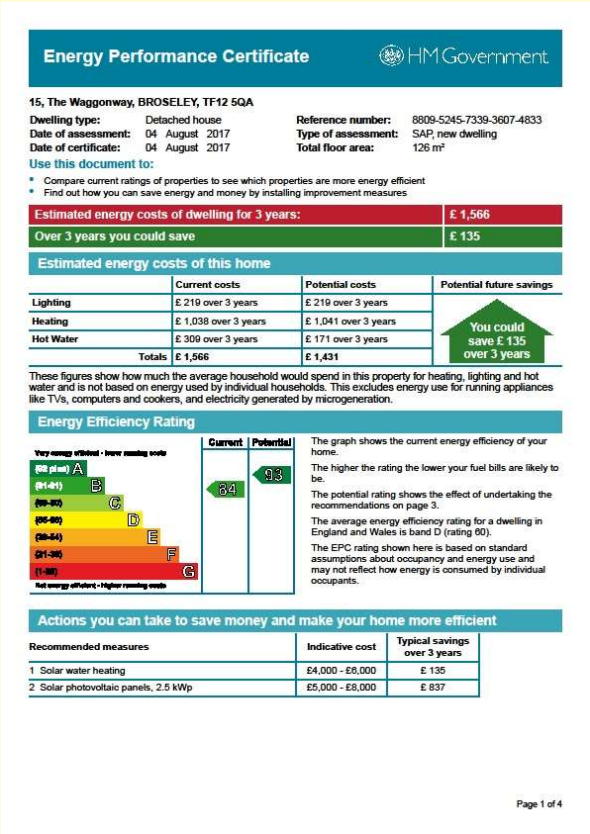
Detached Single Garage

Brick Built with up and over door.

Gardens

There is a neat area of artificial lawn to the front either side of the paved pathway leading to the front door. The front garden has a variety of shrubs and bushes to the border.

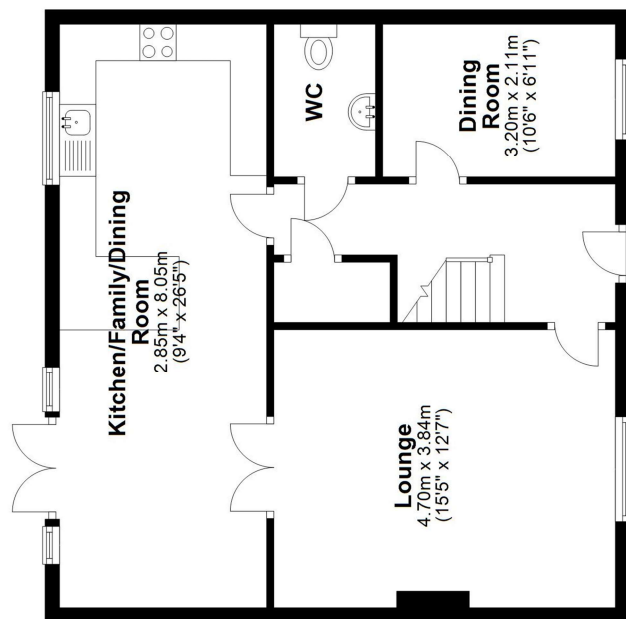
To the rear there is a well maintained artificial lawned sun terrace and recently added pergola.





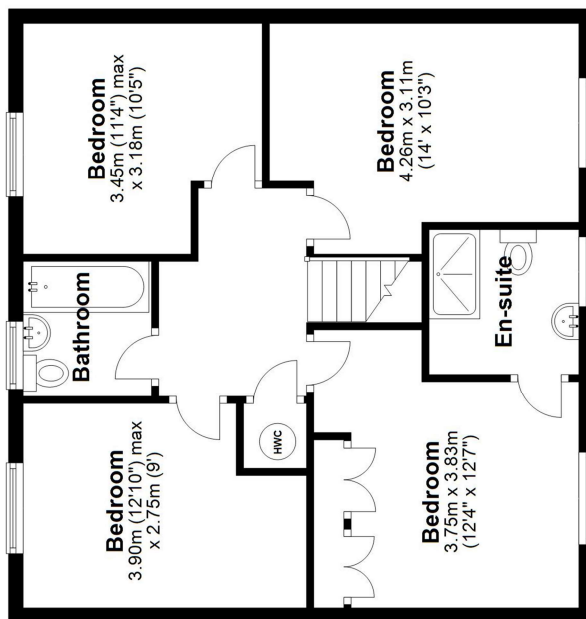
Ground Floor

Approx. 73.5 sq. metres (790.8 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



Total area: approx. 136.6 sq. metres (1470.4 sq. feet)

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