



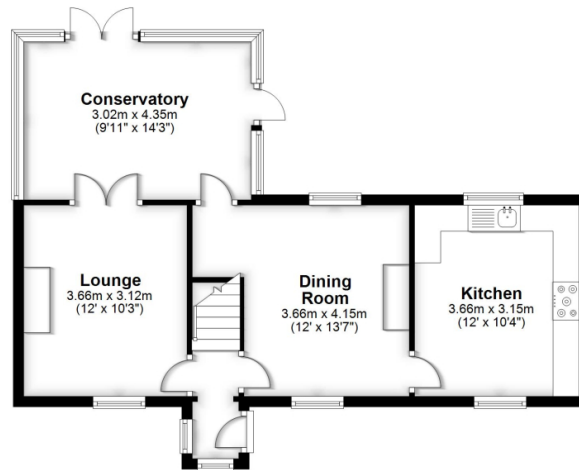
## Property Description

Welcome to 11 Hockley Road, a delightful detached cottage nestled in the heart of the historic and picturesque town of Broseley. Accommodation comprises, gas-fired central heating, double glazing, spacious modern kitchen, conservatory, good-sized lounge and dining room both with feature fireplace and wood-burning stove. The first floor boasts two double bedrooms, a single bedroom, and a family bathroom. Outside, there is a well-maintained garden to the rear of the property which offers a peaceful outdoor retreat, while parking for two vehicles is conveniently located to the side of the cottage.



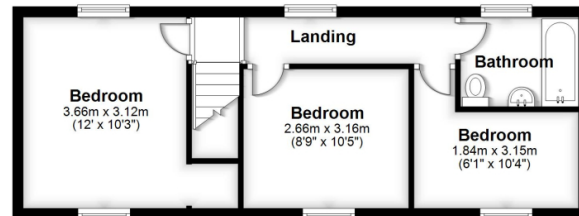
**Ground Floor**

Approx. 53.5 sq. metres (575.9 sq. feet)



**First Floor**

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 92.4 sq. metres (994.2 sq. feet)

For illustrative purposes only. Not to scale.  
 Prepared by Shropshire Property Professionals  
 Tel: 07817 773 525 - www.spp-property.co.uk  
 Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Address: Hockley Road, Broseley