



26 Bramblewood, Broseley.

Offers in the region of **£260,000**

This 3 Bedroom semi-detached home occupies a lovely spacious plot and has been extended and modernised by the current owners to include a fabulous 24ft Kitchen/Diner, an extremely useful Downstairs W.C., a re-fitted gas C.H. boiler and the addition of a fitted loft ladder to a part-boarded and insulated loft space. Add to that ample built-in storage space and its excellent location within a quiet cul-de-sac (whilst still being within easy reach of local schools, amenities and transport links) and this is the perfect family home!

Briefly comprising Entrance Porch (with storage cupboard), 17ft Lounge, large Kitchen/Diner (with sliding doors out to the rear garden), Rear Hall, Downstairs W.C., Integral Garage, Landing (with airing cupboard), 3 Bedrooms (two doubles and one large single - Bedroom 1 with triple built in wardrobes) and Family Bathroom, externally there is a double width driveway to the front and a beautifully landscaped and enclosed garden to the rear. Gas C.H. & uPVC D.G. throughout.

Council Tax Band B. EPC Rating C.

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www.barkerhealey.co.uk

26 Bramblewood Broseley Shropshire

Property entered via
uPVC front door into

Entrance Porch 3' 10" x 3' 2" (1.17m x 0.96m)
Door to useful storage cupboard.

Lounge 17' 9" x 14' 11" (5.41m x 4.54m) (max)
Understairs storage cupboard. Stairs to first floor. Opening to

Kitchen/Diner 25' 0" x 9' 9" (7.61m x 2.97m) (max)
Sliding doors to the rear garden. Door to

Rear Hallway 5' 4" x 2' 8" (1.62m x 0.81m)
Doors to the Garage and

Downstairs W.C. 4' 7" x 4' 2" (1.40m x 1.27m)

Integral Garage 11' 8" x 7' 10" (3.55m x 2.39m)
Up and over door to the front. Opening skylight window.
Electric power and lighting.

Upstairs to
first floor landing which provides access to all Bedrooms and
Family Bathroom. Door to built-in airing cupboard. Loft hatch to
partially boarded loft space with fitted ladder and gas C.H.
boiler.

Bedroom 1 10' 6" x 10' 3" (3.20m x 3.12m) (plus wardrobes)

Bedroom 2 10' 0" x 9' 3" (3.05m x 2.82m)

Bedroom 3 7' 8" x 6' 9" (2.34m x 2.06m) (max)

Family Bathroom 6' 8" x 6' 4" (2.03m x 1.93m)

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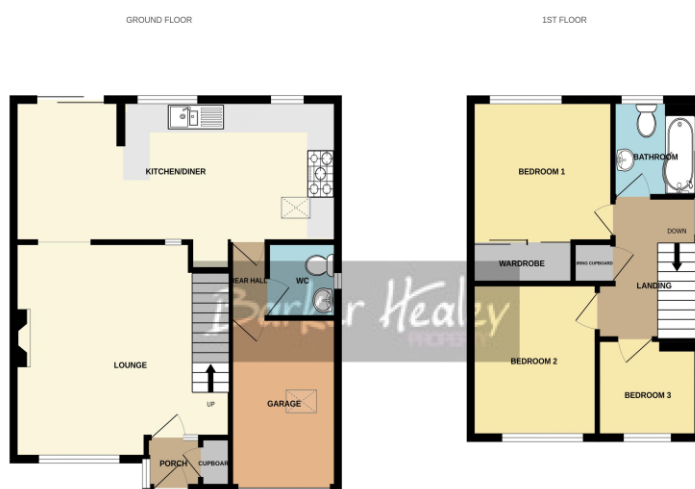
Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a double width gravelled driveway providing parking for two vehicles. A lawned garden edged with block paving with a pleasant border lies to the left hand side and a paved pathway leads to a pedestrian wooden gate, allowing entrance/egress to and from the rear garden.

The enclosed rear garden is mostly laid to lawn with a sizeable paved patio closest to the house which is accessed directly from the Kitchen/Diner. Two additional paved areas lie furthest away from the property, one of which provides hardstanding for a wooden storage shed. Well established borders containing a variety of plants, shrubs and trees can be found to the perimeter. Outside light. Water tap.



TOTAL FLOOR AREA: 1005 sq. ft. (93.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Barker Healey

PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
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