

HARWOOD

THE ESTATE AGENT

01952 881010

72 Haycop Rise, Broseley TF12 5LQ



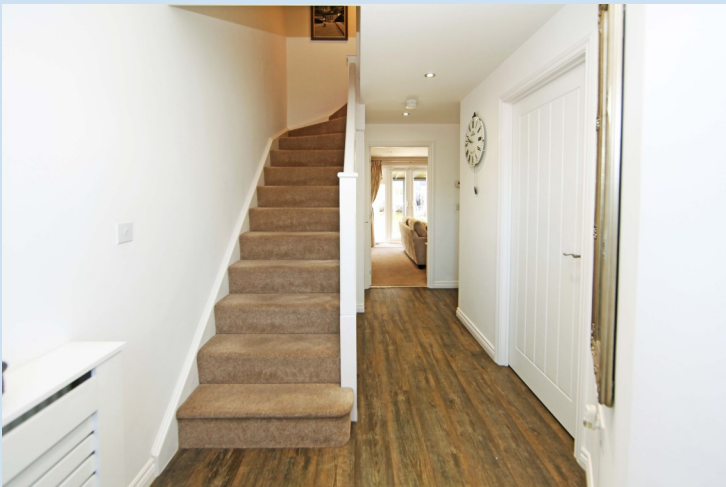
£ 2 4 9, 9 5 0 region

This immaculately presented family home enjoys an excellent position within easy reach of the local primary school and Broseley's High Street amenities, making it a convenient choice for day today living. The accommodation is arranged to offer a comfortable and well balanced layout, with a welcoming entrance hall leading through to a bright living and dining space with double doors leading out to the garden area, plus a well planned modern kitchen. A useful utility area and ground floor W.C. add further practicality. Upstairs, three bedrooms are arranged around a central landing along with the family bathroom, creating a simple and functional layout that works well for a range of households. The principle bedroom enjoys its own en-suite shower facilities. Outside, the property benefits from driveway parking and a pleasant, sunny rear garden that includes a covered seating area, ideal for outdoor dining or relaxation.

The home also retains the remainder of its ten year new build warranty, valid until 2028, and is subject to an annual estate management fee of £213.

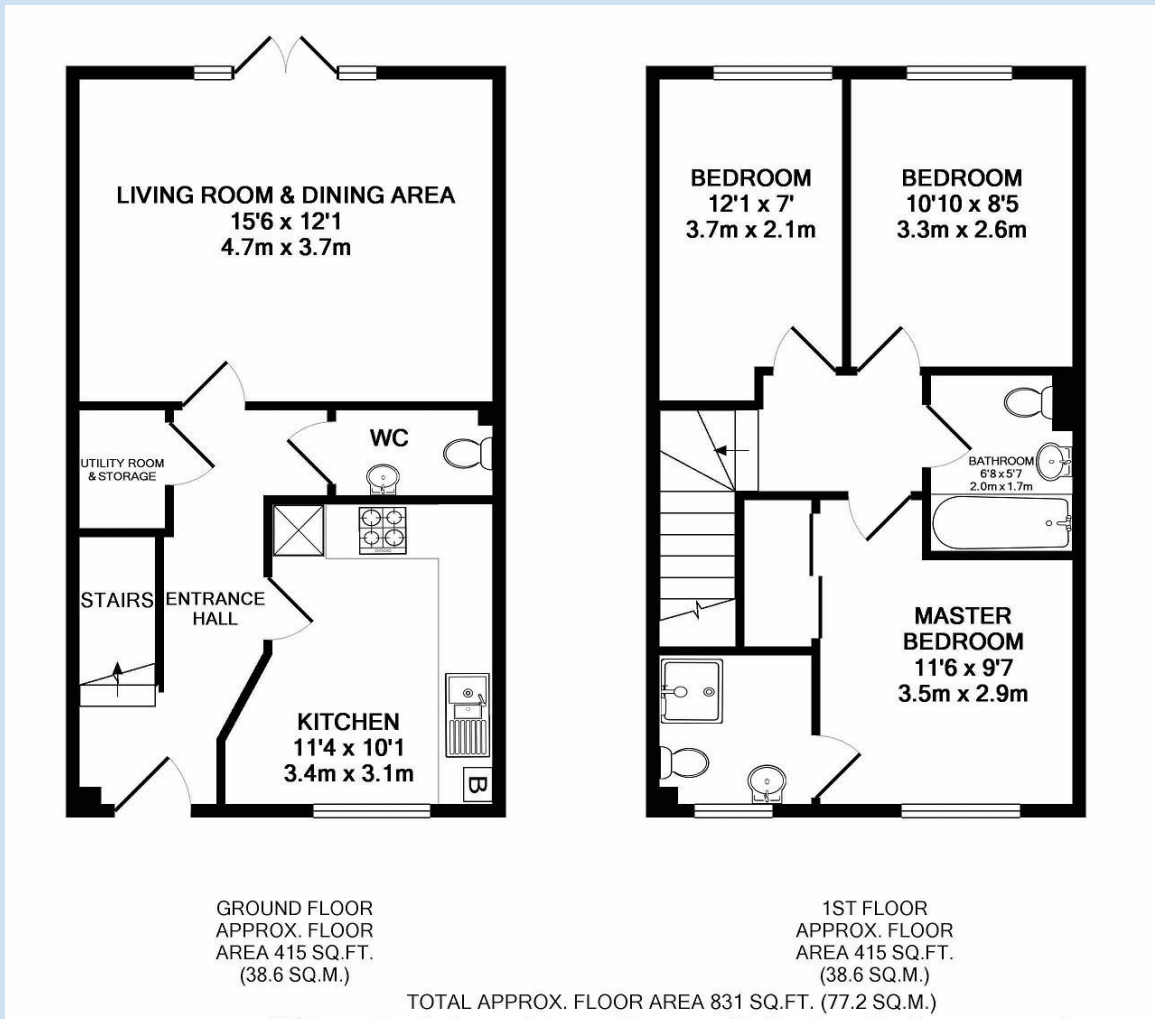
Historic Ironbridge is just a five minute drive away, and a fifteen minute drive gives access to Telford Town centre and the national road network.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Tenure Freehold **Council tax** Band C

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 : 27th April 2026