

HARWOOD

THE ESTATE AGENT

01952 881010

7 Guest Rd, Broseley TF12 5SA



£ 3 2 0, 0 0 0 region

This spacious and adaptable home sits within easy walking distance of Broseley's local schools and amenities, and offers a well considered layout arranged over two balanced floors. The ground floor opens with a welcoming reception hall leading into a generous lounge, creating an inviting space for relaxation or entertaining. To the rear, a modern kitchen and dining area enjoys direct access to the garden through double doors, forming a sociable hub for everyday family life.

A ground floor shower room adds further convenience.

Upstairs, the property provides four well proportioned bedrooms, offering excellent flexibility for families, guests or home working. A contemporary shower room and central landing complete the first floor accommodation. Outside, the home benefits from driveway parking and a single garage. The rear garden features a covered patio area, lawn and garden shed, providing a practical and enjoyable outdoor space. Perfect for those seeking comfort, versatility and room to grow, the property also enjoys easy access to historic Ironbridge and is just a short drive from Telford Town Centre and the M54 motorway.

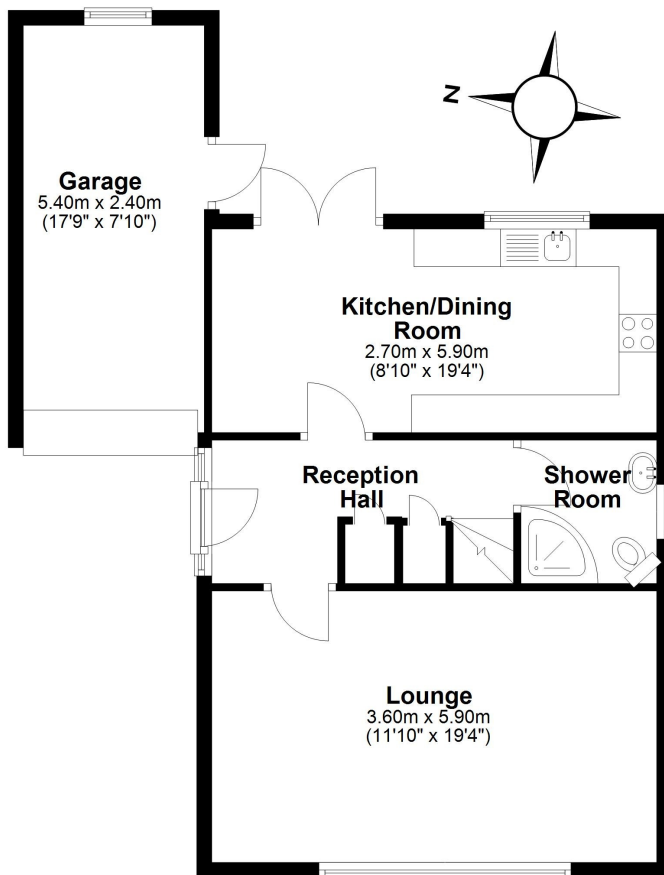
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





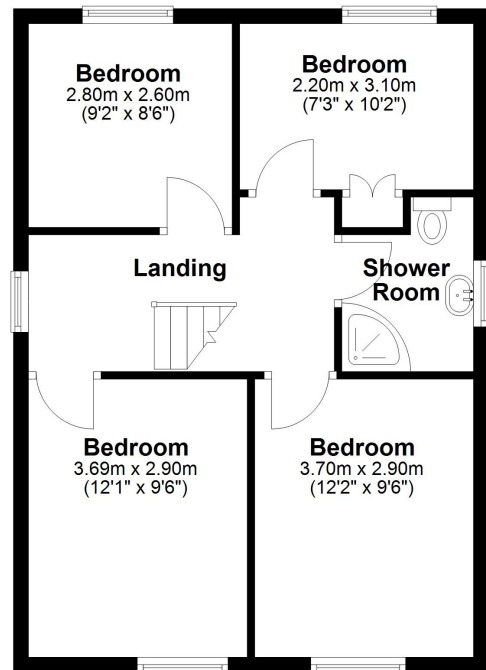
Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 112.4 sq. metres (1209.6 sq. feet)

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 : 16th February 2026