

HARWOOD

THE ESTATE AGENT

01952 881010

31 Cockshutt Lane, Broseley TF12 5NU



£ 2 3 4, 9 5 0 region

Offering easy access to local schooling and amenities, this property would make an ideal family home that offers a practical layout, ideal for modern living. The ground floor is entered via the porch leading into a spacious L-shaped lounge and dining area, creating an open and versatile space for relaxing or entertaining. The kitchen sits to the rear and there is an outside utility room, providing excellent everyday convenience. Upstairs, the property provides three bedrooms, including two comfortable doubles and a third room ideal as a child's bedroom, home office or dressing room. A shower room completes the first floor. Overall, the property offers a thoughtful layout, well-proportioned living space and great potential for a range of buyers. Externally, there is driveway parking to the front, a single garage and a large garden to the rear of the property.

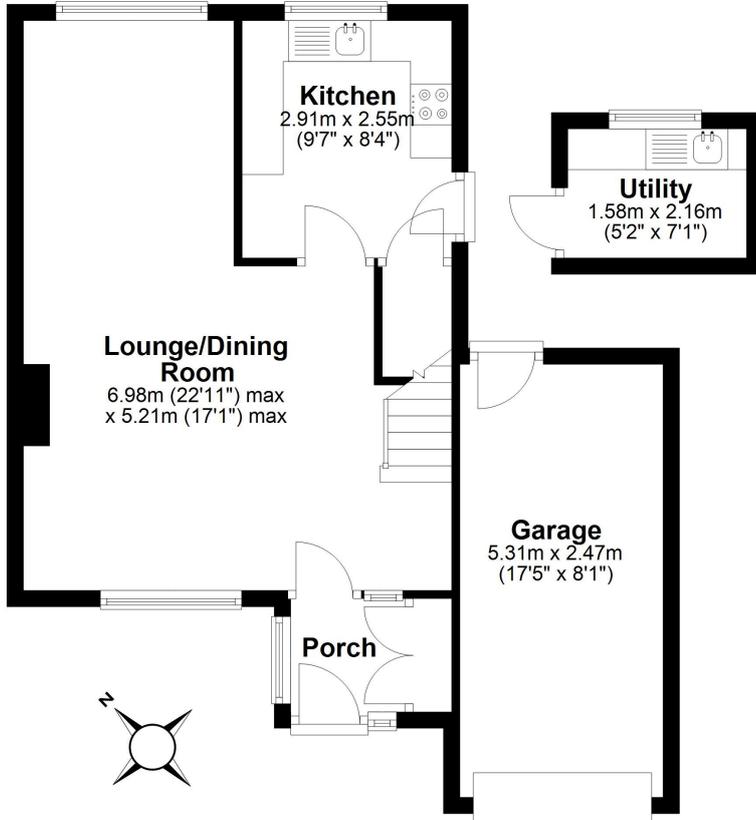
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





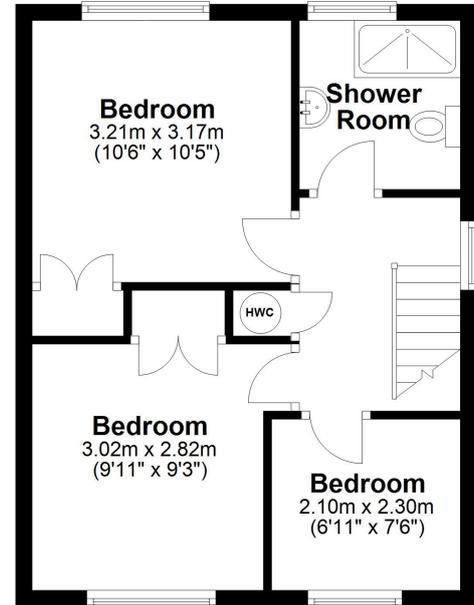
Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 93.5 sq. metres (1006.1 sq. feet)

Tenure Freehold **Council tax** Band B

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 : 25th February 2026