



HOCKLEY COURT

An exclusive development of just two traditionally styled
two-bedroom detached bungalows

BROSELEY

A historic Shropshire town with the Ironbridge Gorge on its doorstep



Broseley High Street - photo: Shropshire Guide

ABOUT BROSELEY

Broseley is a thriving market town in Shropshire, nestled in the beautiful Severn Valley. Rich in history and surrounded by stunning countryside, it offers an appealing balance of heritage, community and modern living.

A TOWN STEEPED IN HISTORY

Broseley has long been an important centre for industry, particularly known for its iron, coal and brick production during the Industrial Revolution. The town played a key role in the development of the Ironbridge Gorge, a UNESCO World Heritage Site celebrating the birthplace of the Industrial Revolution.

SCENIC SURROUNDINGS

The town is surrounded by beautiful Shropshire countryside, including the Wrekin and the Severn Valley. With walking and cycling trails, riverside walks and green open spaces, Broseley is ideal for those who enjoy an active outdoor lifestyle.

A WELCOMING COMMUNITY

Broseley offers a strong sense of community with a mix of independent shops, cafes, traditional pubs and essential services. The town hosts regular events and a popular weekly market, bringing people together in the heart of Broseley.

EXCELLENT CONNECTIONS

Broseley benefits from excellent road links, located approximately three miles from Ironbridge and around eight miles by road from both Telford and the M54. This provides easy access to the M6 and beyond, making Broseley a convenient base for commuting to Telford, Shrewsbury, Wolverhampton and Birmingham.

Character, heritage and convenience

Hockley Court is set in Broseley, a characterful Shropshire town combining historic surroundings with a lively and convenient centre.

IRONBRIDGE & CONNECTIONS



Located approximately three miles from historic Ironbridge and around eight miles by road from both Telford and the M54, providing onward access to the M6 and beyond.

AMENITIES CLOSE AT HAND



The development is within approximately five minutes' walk of Broseley's amenities, including its bustling high street and a diverse range of shops, restaurants and several pubs.

PEACE OF MIND



Each home will be sold with the benefit of a ten-year building warranty, providing added reassurance in the quality of your new home.

OUTDOOR LIFESTYLE



Enjoy scenic walks, riverside paths and countryside right on your doorstep - ideal for families, walkers and nature lovers.

LOCAL SCHOOLS



Broseley is served by well-regarded local schools, making it an ideal location for families.

COMMUTER FRIENDLY



Excellent transport links make it easy to reach Telford, Shrewsbury, Wolverhampton and Birmingham for work or leisure.



DID YOU KNOW?

Broseley sits just outside the Ironbridge Gorge World Heritage Site, home to ten museums celebrating the story of innovation that changed the world.

DISTANCES FROM BROSELEY



TELFORD
8 miles



M54
8 miles



SHREWSBURY
16 miles



BIRMINGHAM
40 miles

A small development. A distinctive setting.
A home designed for modern single-storey living.

HOCKLEY COURT

BROSELEY, SHROPSHIRE

THE HOMES

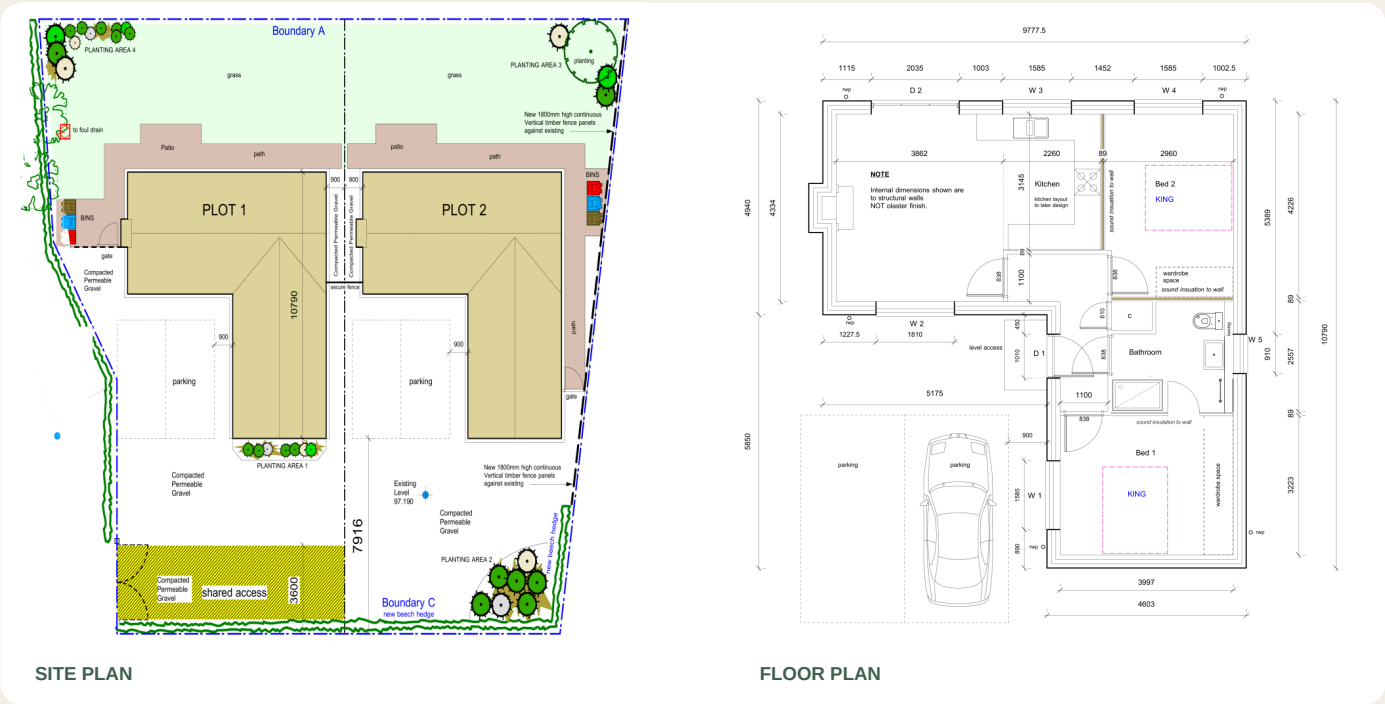
1 & 2 Hockley Court

2 bedrooms · Approx. 710 sq ft · Detached · Parking for two vehicles



HOCKLEY COURT

COMPUTER GENERATED IMAGE - INDICATIVE ONLY



Designed for contemporary single-storey living

Each bungalow combines an open-plan lounge, dining and kitchen with two double bedrooms, a well-appointed bathroom, private garden and parking for two vehicles.

2

DOUBLE BEDROOMS

710

SQ FT APPROX.

2

PARKING SPACES

ENERGY EFFICIENT HOME

Plans are based on the current architect's drawings and are for marketing guidance only.

INTERIOR FINISHES

Indicative fitted interiors and painted decorative finish



KITCHEN

INDICATIVE FITTED KITCHEN AND PAINTED FINISH



LIVING

INDICATIVE PAINTED FINISH



BATHROOM / EN-SUITE

INDICATIVE FITTED WET-ROOM, TILING AND PAINTED FINISH

Computer generated images illustrate indicative fitted interiors and painted finish only. Furniture, soft furnishings and accessories are not included. Final layouts, products, colours and specification may vary.

SPECIFICATION

A considered blend of traditional character and modern efficiency

EXTERNAL FEATURES

- Imperial Cheshire Weathered facing brickwork, selected to complement the character of the local area.
- High-security composite entrance door with integral letterbox.
- Energy-efficient woodgrain uPVC flush casement windows in a traditional cream finish.
- Bi-fold doors opening from the lounge to the rear garden.
- External lighting to the front and rear.
- Private rear garden enclosed by post-and-rail fencing, native hedging and close-board fencing.
- Indian stone rear patio, with area varying by plot.
- Gravelled driveway with landscaped planting and gated rear-garden access.
- External tap and weatherproof socket.

INTERNAL FINISHES

- Smooth matt-painted finish to walls and ceilings.
- White, smooth moulded cottage-style internal doors.
- Fitted wardrobes to the principal bedroom.
- Fitted carpets to the living area, bedrooms and hallway, with kitchen and bathroom flooring supplied in accordance with the relevant specifications.

HEATING, ELECTRICAL & LIGHTING

- Underfloor heating throughout, with zonal control via smart Wi-Fi thermostats and voice-control compatibility where required.
- Energy-efficient air source heat pump.
- Feature stove recess with hearth and traditional masonry chimney, prepared for the purchaser's choice of wood-burning stove. Stove not included.
- Downlights to the hallway, kitchen/living room and bathroom, with pendant light fittings elsewhere and within the loft.
- Chrome sockets in the kitchen and white sockets elsewhere.
- USB charging sockets in the kitchen and principal bedroom.
- Virgin Media full-fibre ULTRAFast broadband connection.

KITCHEN

- Individually designed, high-quality kitchen with soft-close doors and drawers.
- Choice of kitchen units, solid quartz worktops and upstands.*
- Feature lighting beneath wall units.
- Electric fan double oven with integrated grill and four-ring ceramic hob with chimney extractor.
- 1.5-bowl stainless-steel undermount sink.
- Integrated dishwasher and fridge/freezer.
- Plumbing and electrical provision for a washing machine.
- Choice of luxury vinyl flooring or ceramic tiling in a wood-grain or stone-effect finish.

BATHROOM / EN-SUITE

- Contemporary white sanitaryware with soft-close WC seat.
- Wall-mounted vanity basin.
- Tiled, level-access wet-room shower with rainfall shower.
- Electric heated towel rail.
- Direct access from both the principal bedroom and hallway.
- Choice of wall tiles, with full-height tiling to the shower area and half-height tiling behind the WC and vanity unit.
- Choice of ceramic floor tiling in a wood-grain or stone-effect finish.
- Bathroom layout can be adapted to include a bath, subject to selection before the relevant construction stage.

GUARANTEES & WARRANTIES

- Two-year Homeowner Warranty provided by Woodhouse Homes Midlands Ltd.
- Ten-year Build-Zone structural warranty.

SALES ENQUIRIES

HARWOOD ESTATE AGENTS

2-3 Instones Building, The Square, Broseley, TF12 5EW | 01952 881010

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WOODHOUSE HOMES

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