

HARWOOD

THE ESTATE AGENT

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The Gables, Cobwell Rd, Broseley Wood TF12 5QL



£ 3 5 9, 9 5 0 region

This spacious and versatile home offers generous accommodation across two floors, combining well proportioned living areas with four comfortable bedrooms and excellent flexibility for family life. The ground floor features an impressive lounge with fireplace and double sliding doors leading out to the garden, creating a bright and inviting space for relaxation and entertaining. The kitchen/breakfast room provides a sociable hub for everyday living, complemented by a welcoming reception hall featuring parquet flooring. Two double bedrooms and a well appointed bathroom complete the ground floor layout, making the home ideal for those seeking the option of single level living.

Upstairs, the property offers two further bedrooms along with a shower room, creating a private and practical upper floor suite that works perfectly for older children, guests or home working needs. The boiler has been recently replaced and has certificates/guarantees. With its generous footprint, adaptable layout and a balance of ground floor and first floor bedrooms, this property is well suited to a wide range of buyers seeking space, comfort and flexibility. Externally the driveway to the side of the property leads to a detached garage, and the rear garden enjoys plenty of sunshine and wonderful far reaching views.

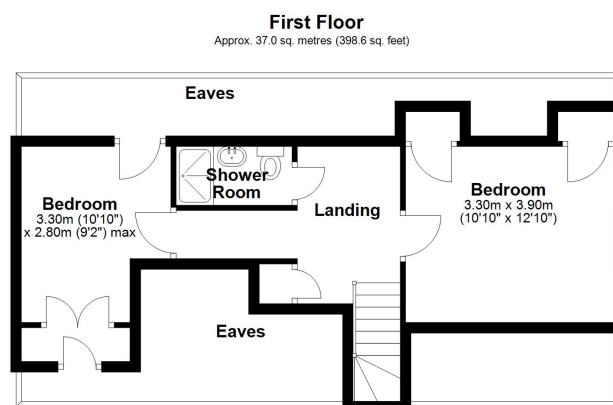
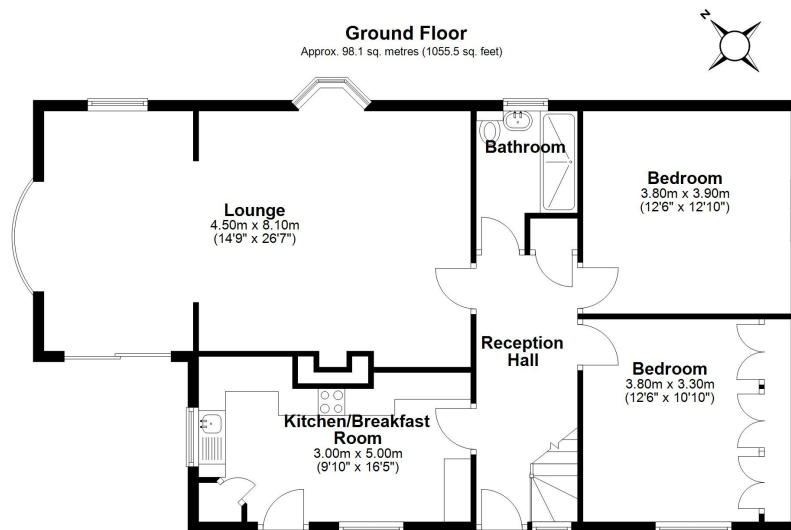
Broseley offers a good range of local amenities, with historic Ironbridge just a short drive from the property. Telford Town Centre and the M54 are also easily accessible within approximately 15 minutes.

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









Total area: approx. 135.1 sq. metres (1454.2 sq. feet)

Tenure Freehold **Council tax** Band E

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 : 23rd March 2026