

HARWOOD

THE ESTATE AGENT

01952 881010

5 Ashmore Crescent, Broseley TF12 5SL



£ 1 7 5, 0 0 0 region

Located in Broseley with easy access to local schooling and amenities, this two-bedroom home offers a well-balanced layout ideal for comfortable everyday living. The ground floor features a welcoming porch leading into a bright lounge, creating a cosy space to relax. To the rear, the kitchen/diner provides a practical and sociable hub of the home, complete with a useful pantry for additional storage. Upstairs, there are two well-proportioned bedrooms (the master bedroom benefits from built-in wardrobes) along with a family bathroom, making the first floor both functional and easy to navigate. With its straightforward layout and inviting feel, this property is perfectly suited to first-time buyers, downsizers, or anyone seeking a manageable home with a practical flow. A gas central heating system has been installed and work carried out to update the electrics (all certificated). The garage is situated to the rear of the property with parking space in front, and an area to the side that could accommodate a second garage subject to required planning consent. There is a low maintenance south facing garden to the rear with useful garden shed.

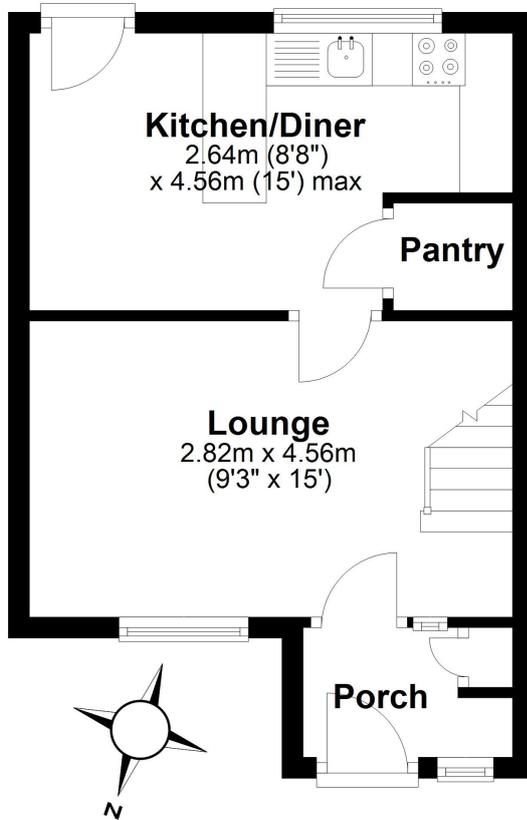
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





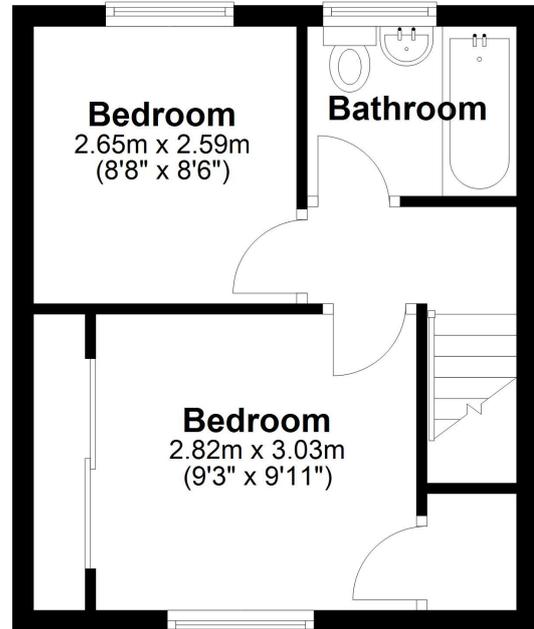
Ground Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 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 : 20th February 2026