

HARWOOD

THE ESTATE AGENT

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39 Park View, Broseley TF12 5HX



£ 2 9 5, 0 0 0 region

This generously sized three-bedroom family home enjoys attractive rear views and offers smart, modernised living throughout. The ground floor comprises an entrance hall with a convenient W.C., an impressive open-plan kitchen/diner with folding doors leading into a spacious and welcoming lounge. Additional ground floor features include a practical utility room and a separate study, perfect for home working or hobbies. Upstairs, the property offers three well-proportioned bedrooms, a contemporary family bathroom, and a separate W.C. Outside, there is ample driveway parking at the front. To the side, a patio and decked area provide the perfect setting for al fresco dining or relaxation, while the sunny rear garden features a storage shed and lovely open views. Situated within easy reach of Broseley's many amenities, this home is just a ten-minute drive from historic Ironbridge and approximately fifteen minutes from Telford Town Centre.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

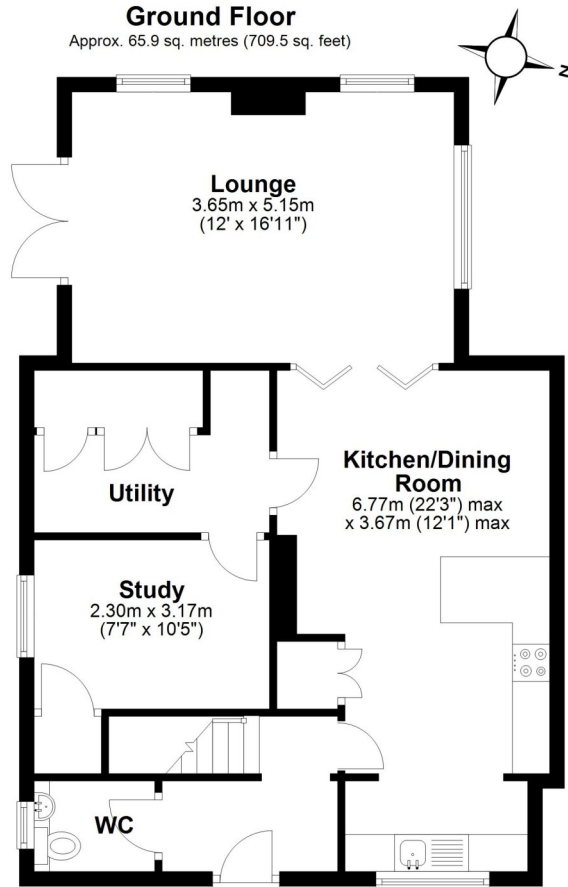






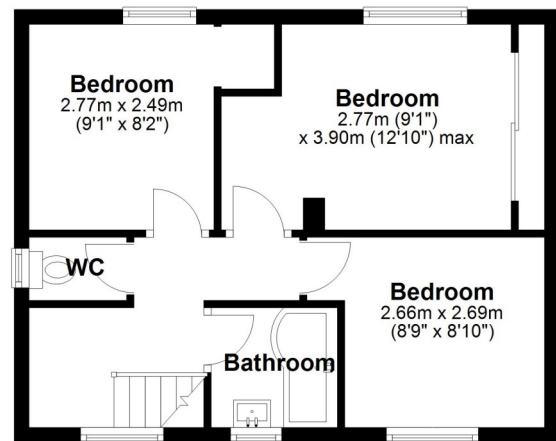
Ground Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 103.6 sq. metres (1115.6 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 : 18th July 2025