

HARWOOD

THE ESTATE AGENT

01952 881010

Delph House, Delphside, Broseley TF12 5EP

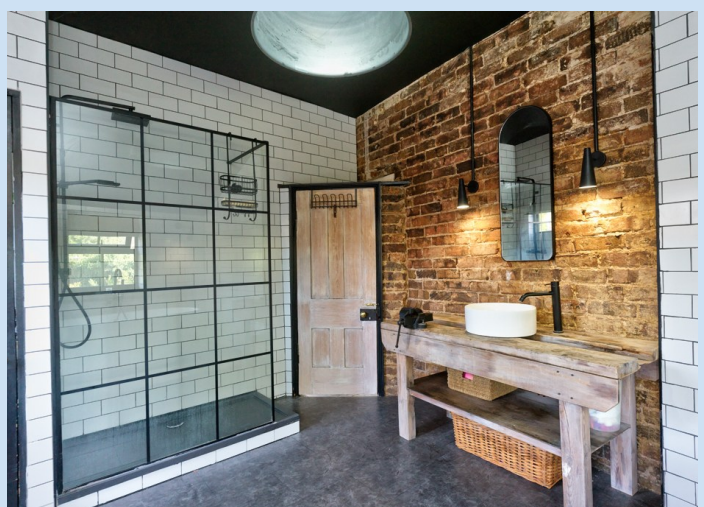
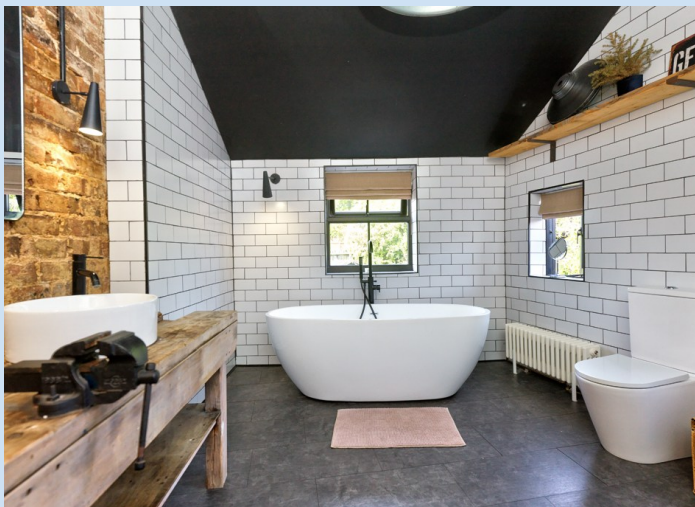


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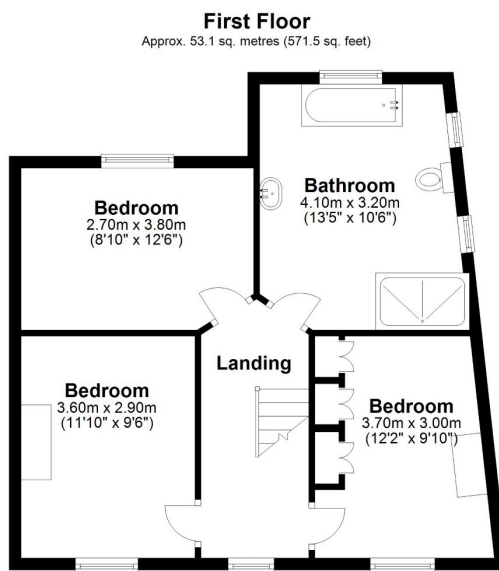
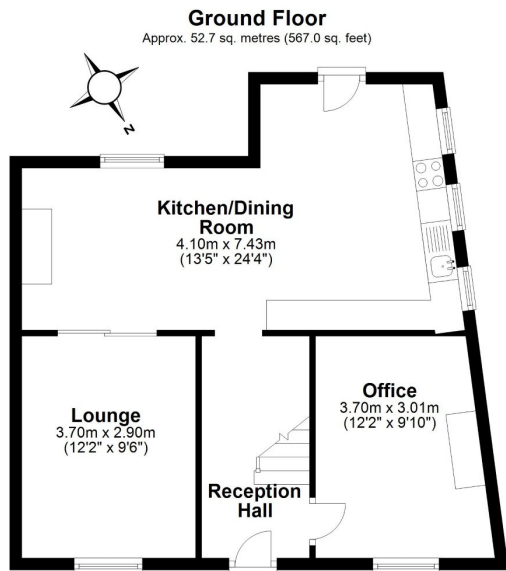
Standing proudly behind Broseley's pretty memorial garden, this handsome Georgian home delivers real presence from the moment you see it, and even more once you step inside. The beautifully curated interior has genuine wow factor, blending character, space and contemporary styling to create a standout family home. At the heart of the property is a generous open plan living space, thoughtfully arranged to include a lounge, dining area and sleek modern kitchen, the versatile ground floor office could also provide a fourth bedroom, subject to the purchaser's requirements. The first floor offers three well proportioned double bedrooms and a stylish bathroom featuring both a bathtub and a separate shower. Throughout the house, original features, exposed brickwork, cast iron fireplaces and sash windows, sit effortlessly alongside elegant modern finishes, giving the home a warm, refined feel. To the rear, the south west facing garden is designed for easy maintenance and sunny afternoons, providing a lovely spot for entertaining. The separate annexe adds valuable flexibility, ideal for guests, multi generational living or an Airbnb style arrangement. Planning consent is already in place for a single storey rear extension, offering further potential. Broseley's wide range of amenities, local schooling and dining options are all within easy reach, while historic Ironbridge is just a ten minute drive. Telford Town Centre, the train station and the M54 can be accessed in around twenty minutes, making this an attractive and well connected place to call home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

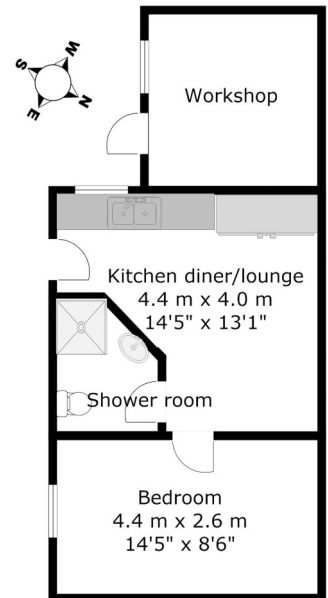








Annex with workshop: 39 m² = 419.8 ft²



Total area: approx. 105.8 sq. metres (1138.5 sq. feet)

Delph house

Tenure Freehold **Council tax** Band D

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 : 17th August 2026