

HARWOOD

THE ESTATE AGENT

01952 881010

25 Guest Rd, Broseley TF12 5SA



£ 2 7 9, 9 5 0 region

Located in Broseley, within walking distance of local schooling and amenities, this well presented home offers a practical layout, generous living space and the added benefit of an attached garage. The ground floor centres around a bright lounge to the front, leading through to a spacious kitchen and dining area at the rear with direct access to the garden, creating a sociable and versatile everyday living space. Upstairs, the property offers three bedrooms arranged around a central landing, along with a modern shower room. Two of the bedrooms are comfortable doubles, while the third makes an ideal single room, nursery or home office. With its balanced layout, good storage and connected garage, this property suits a range of buyers looking for a well designed home in a convenient setting. There is driveway parking and garage to the front, and the sunny garden to the rear features brick paved area and a useful garden storage shed.

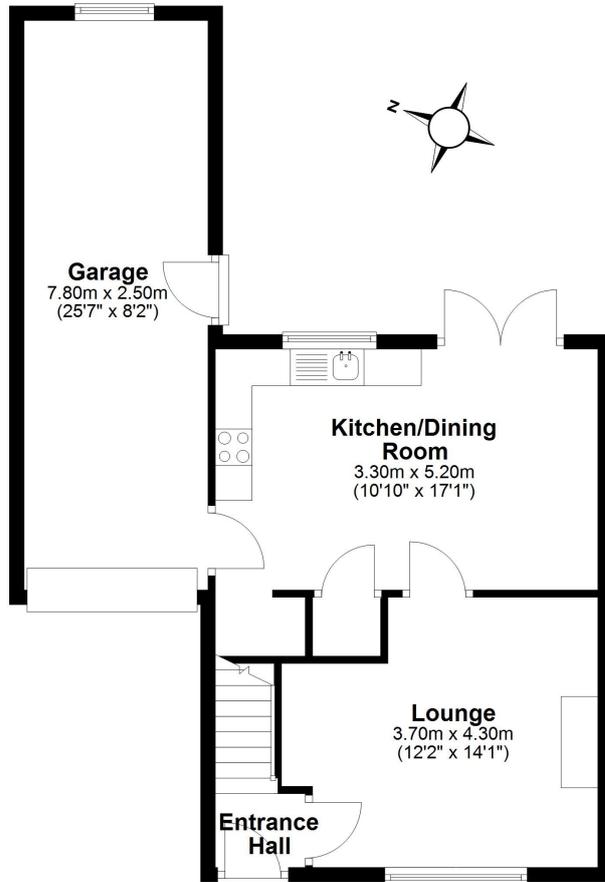
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





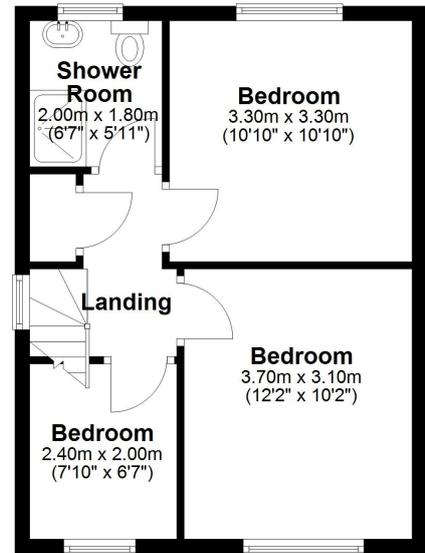
Ground Floor (including Garage)

Approx. 56.8 sq. metres (610.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

Tenure Freehold **Council tax** Band C

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 : 5th March 2026