

HARWOOD

THE ESTATE AGENT

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44 Coalport Rd, Broseley TF12 5BA



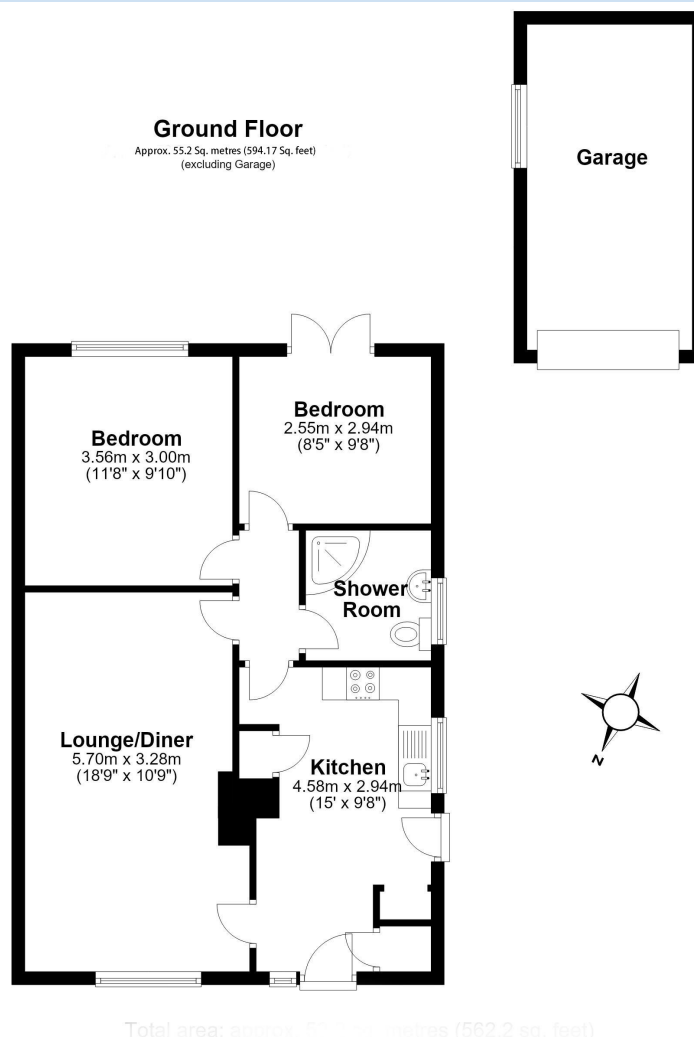
£ 2 4 4, 9 5 0

Tastefully renovated in 2025, including the installation of a new boiler and heating system, this well-presented two-bedroom bungalow is ready for its new owners to move straight in. The accommodation comprises a spacious lounge/diner, a pleasant and well-equipped kitchen with integrated appliances and plenty of useful hidden storage. There are two bedrooms and a smart shower room, the second bedroom has double doors opening out into the garden and is currently used as a home office/guest bedroom. Outside, the property benefits from generous driveway parking, a detached single garage and a tidy, low-maintenance garden. The garden features an outdoor seating area, lawn and raised beds, providing an ideal space for relaxing or for those looking to enjoy a little gardening. Ideally situated within walking distance of Broseley High Street and a range of local amenities, the property offers comfortable and practical accommodation. Broseley is a popular Shropshire town, conveniently positioned for access to Telford and its wider range of shopping, leisure and employment facilities, with good road links providing easy access to the M54 and the wider motorway network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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 September 2026