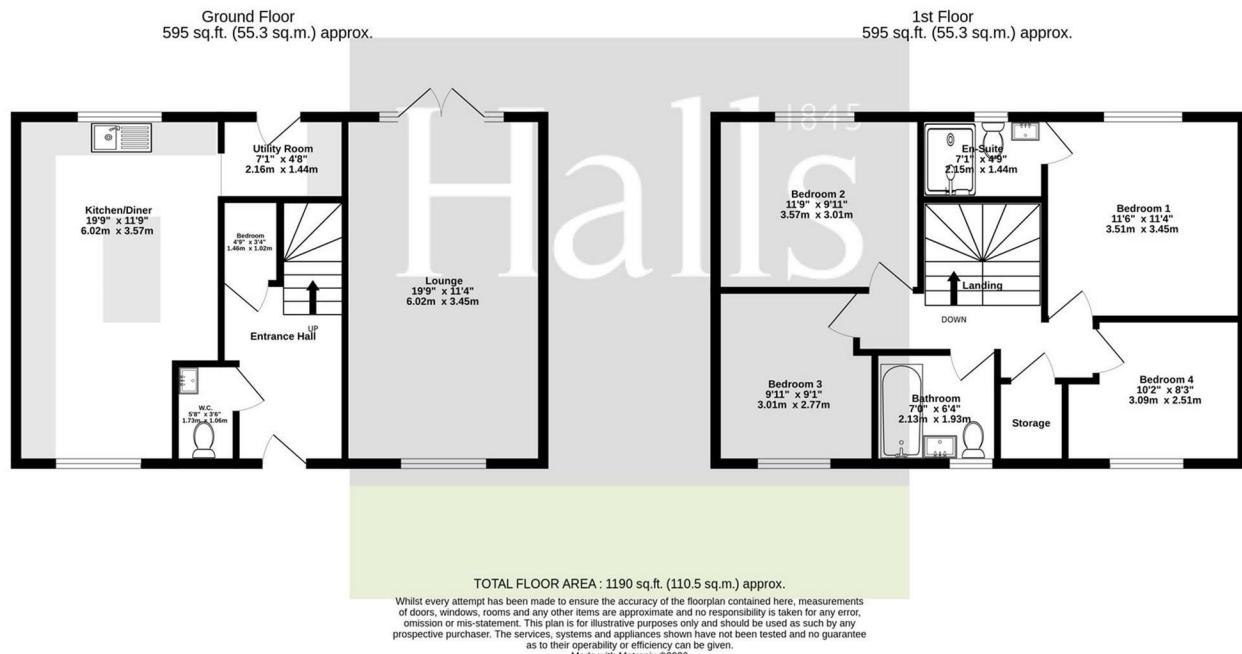


FOR SALE

22 Haycop Rise, Broseley, TF12 5LQ



FOR SALE

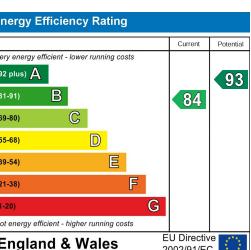
Offers in the region of £385,000

22 Haycop Rise, Broseley, TF12 5LQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Immaculately presented four double bedroom family home offering bright, spacious accommodation throughout. Featuring a bespoke fitted kitchen with utility room, dual-aspect lounge, ground floor cloakroom and ample storage. Benefits include new windows and doors, en-suite to the main bedroom, fully tiled bathrooms, driveway with garage, low-maintenance garden and great views. A superb, ready-to-move-into home ideal for modern family living.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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01952 971800

1 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **Bespoke Kitchen with Utility Room**
- **Immaculate Throughout**
- **En-Suite to Main Bedroom**
- **Ground Floor Cloakroom**
- **Garage with Driveway**
- **EPC Rated : B**

DESCRIPTION

Step inside this immaculately presented four-bedroom family home and you'll immediately notice the sense of space, light, and thoughtful design throughout. Bright and airy with generous room sizes, the property has been beautifully maintained and enhanced with new internal and external windows and doors, creating a fresh, modern feel in every corner. The welcoming lounge enjoys dual aspects, flooding the space with natural light and making the most of the lovely open views.

At the heart of the home sits a recently fitted bespoke kitchen, perfectly complemented by a separate utility room for everyday practicality. A convenient ground-floor cloakroom and ample storage options add to the home's family-friendly layout. Upstairs, you'll find four well-proportioned double bedrooms, including a spacious main bedroom with a stylish en-suite, while the fully tiled bathrooms add a sleek, contemporary finish.

Outside, the low-maintenance garden provides an ideal space to relax or entertain without the upkeep, and the driveway with garage offers excellent parking and storage. With its great views, spacious accommodation, and immaculate presentation throughout, this is a home that's ready to move straight into and enjoy from day one.

LOCATION

Broseley is a historic market town in Shropshire, located on the southern side of the River Severn within the Ironbridge Gorge UNESCO World Heritage Site. Approximately 6 miles south of Telford and 15 miles east of Shrewsbury, the town is closely linked to Ironbridge, Coalbrookdale, and Jackfield, and is well known for its role in the early Industrial Revolution, particularly in brick and clay pipe manufacturing.

Today, Broseley offers a range of local amenities including shops, cafés, pubs, schools, and community facilities, all set within an attractive residential setting. Surrounded by countryside and woodland, it benefits from excellent access to walking routes and heritage attractions, while road links via the A442 and M54, along with rail services from Telford Central, provide convenient connections to the wider West Midlands.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINER

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

POSSESSION AND TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX BAND

Council Tax Band: D

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.