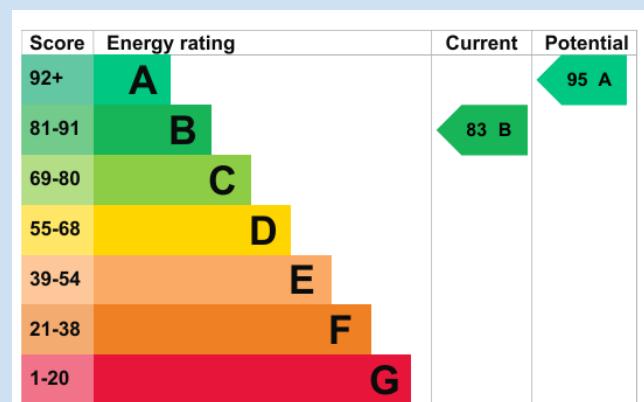


14 Haycop Rose, Broseley TF12 5LQ



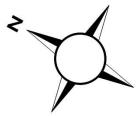
£ 2 4 9, 9 5 0 region

This nicely presented three bedroom property is located on the popular Haycop Rise development, with both local schooling and amenities available within walking distance. It occupies a favoured position on the estate overlooking a communal green area. This property offers a practical layout ideal for modern living. The ground floor centres around a bright lounge positioned at the front of the house, creating a comfortable space for everyday relaxation. To the rear, a generous kitchen and breakfast room provides plenty of room for cooking, dining, and socialising, with direct access to the garden enhancing its appeal. A convenient cloakroom completes the downstairs accommodation. Upstairs, three bedrooms provide flexible options for families, guests, or home working. The main bedroom enjoys its own shower room, while a separate bathroom serves the remaining rooms, giving the first floor a balanced and functional feel. Overall, the layout flows effortlessly and makes excellent use of the available space, offering a home that is both practical and easy to live in. Externally there is parking for three vehicles and an enclosed rear garden with large wooden storage shed, plus a raised decking area for dining or relaxation.



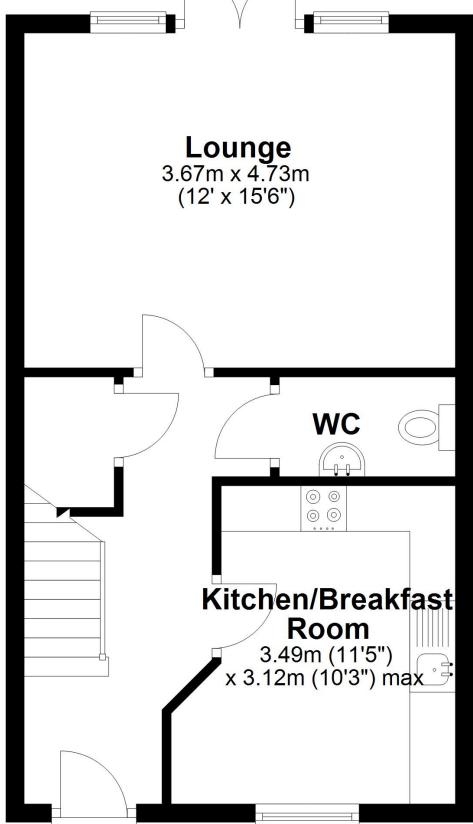






Ground Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



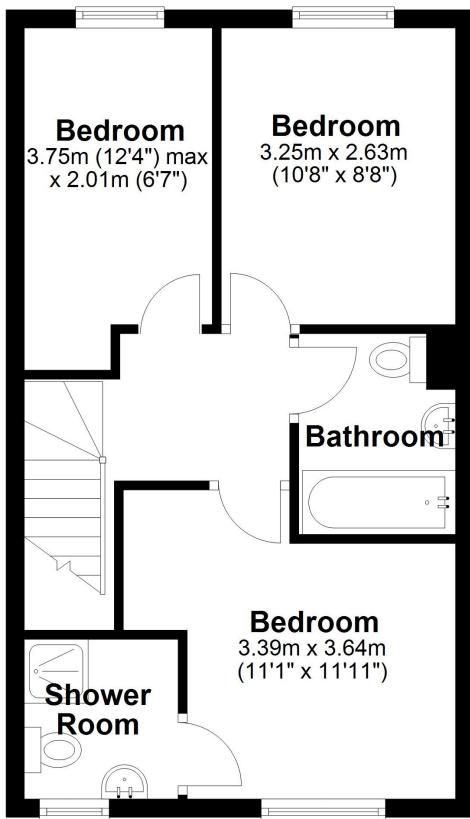
Lounge
3.67m x 4.73m
(12' x 15'6")

Kitchen/Breakfast Room
3.49m (11'5")
x 3.12m (10'3") max

WC

First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Bedroom
3.75m (12'4") max
x 2.01m (6'7")

Bedroom
3.25m x 2.63m
(10'8" x 8'8")

Bathroom

Bedroom
3.39m x 3.64m
(11'1" x 11'11")

Shower Room

Total area: approx. 80.1 sq. metres (862.5 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 : 30th January 2026