

HARWOOD

THE ESTATE AGENT

01952 881010

1b Hockley Rd, Broseley TF12 5HS



£ 2 3 9, 9 5 0 region

Offered for sale with no upward chain - A well-presented two-bedroom home offering comfortable accommodation across two floors, ideal for first-time buyers, downsizers or investors. Situated in a convenient residential location with Broseley's amenities within walking distance, the property benefits from a private garage and a practical layout throughout. The ground floor comprises an entrance hallway leading into a spacious lounge and dining area with doors opening to the rear, creating a bright and welcoming living space. The separate kitchen offers ample storage and workspace with views to the front of the property. Upstairs, there are two bedrooms and a family bathroom. The main bedroom provides a generous double room, while the second bedroom is well suited as a guest room, nursery or home office. Externally, the property benefits from driveway parking, an attached garage and a low-maintenance, sunny rear garden. Conveniently located for local amenities, transport links and nearby countryside walks, this home offers a great balance of practicality and comfort.

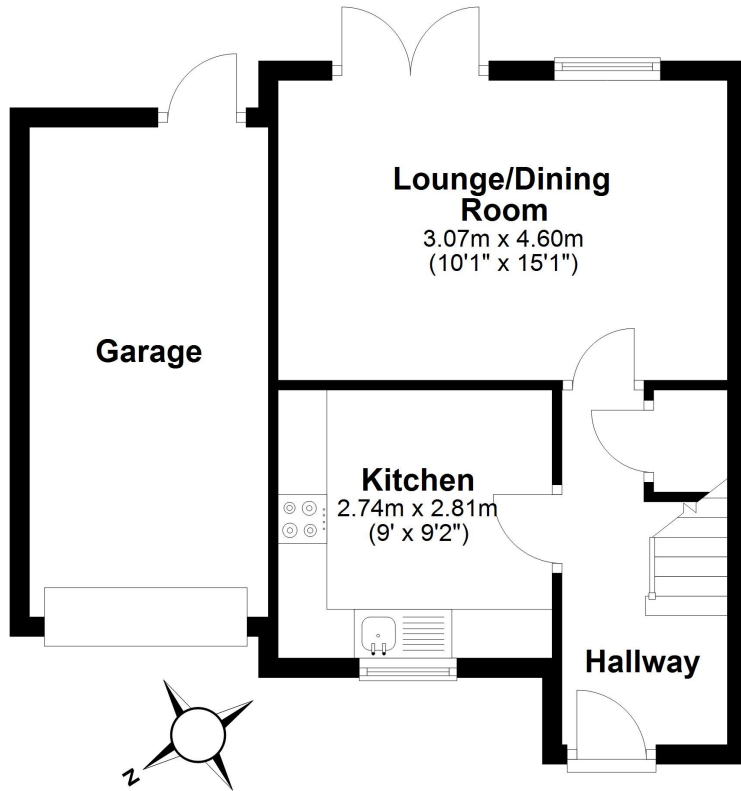
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





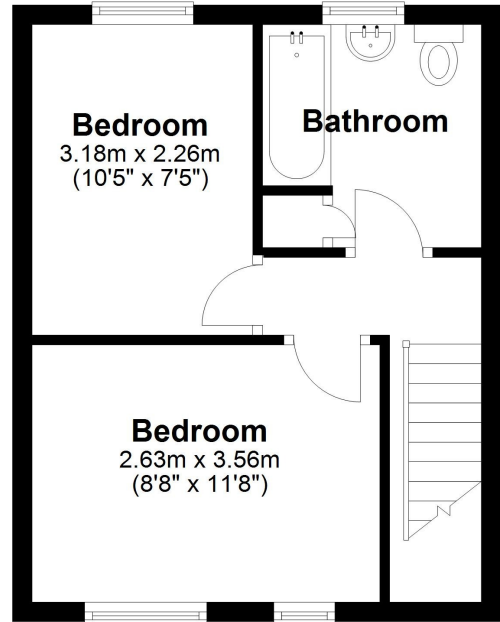
Ground Floor

Approx. 28.7 sq. metres (309.0 sq. feet)
(excluding Garage)



First Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

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 : 15th May 2026