

HARWOOD

THE ESTATE AGENT

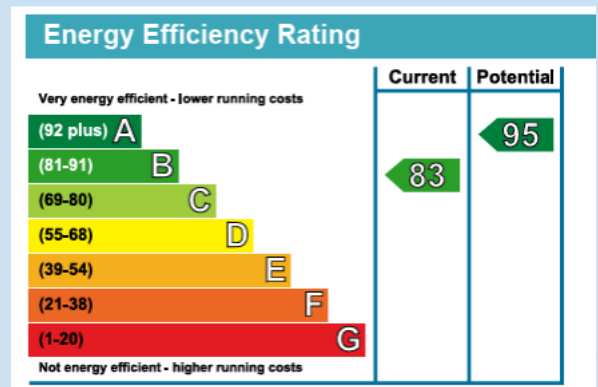
01952 881010

12 Haycop Rise, Broseley TF12 5LQ



£249,950 region

A well-presented three-bedroom semi-detached home, set within the highly sought-after Haycop Rise development in Broseley. Offering modern and versatile living space, the property is ideally suited to families and professionals alike. The accommodation comprises an entrance hall, a spacious lounge/diner with plenty of natural light, a fitted kitchen, and a useful guest cloakroom. Upstairs, there are three bedrooms, including a master with en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from driveway parking to the front for two large vehicles and an enclosed rear garden, providing space for outdoor relaxation and family activities. Perfectly positioned for access to well-regarded local schooling, as well as the wide range of shops, cafes, and amenities available in Broseley, this home also offers convenient links to surrounding areas. Estate management fee £190 pa.

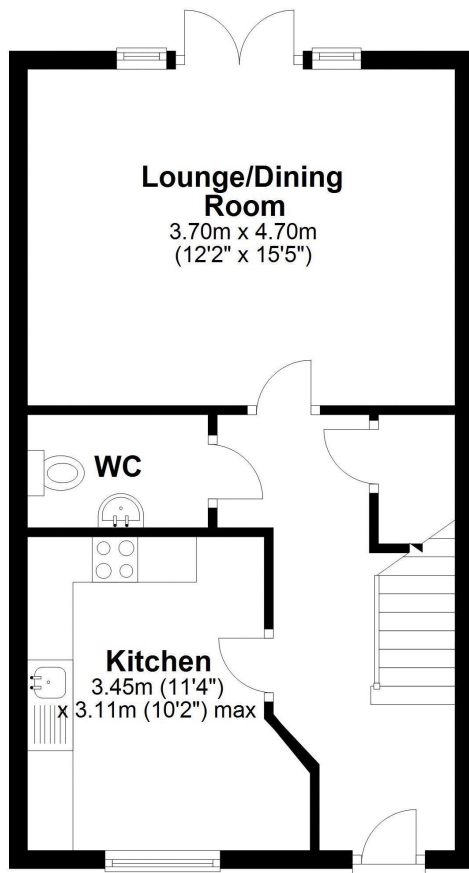






Ground Floor

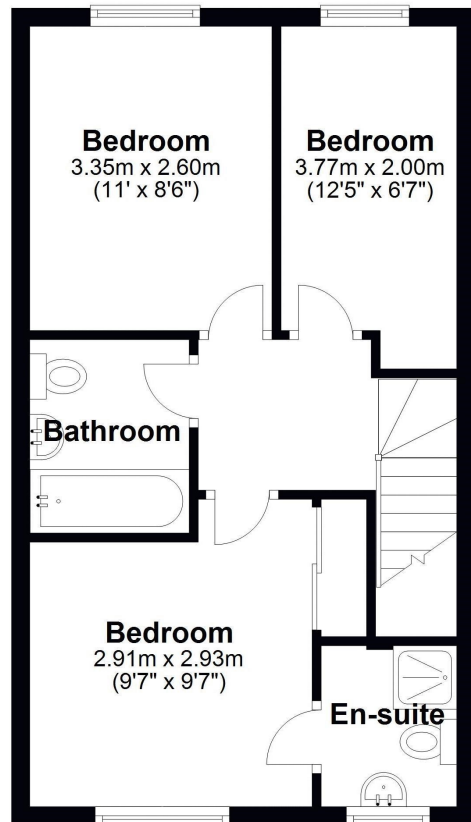
Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 80.6 sq. metres (868.1 sq. feet)

First Floor

Approx. 40.3 sq. metres (433.6 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 : 19th August 2025