

HARWOOD

THE ESTATE AGENT

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14 Windsor Crescent, Broseley TF12 5PG



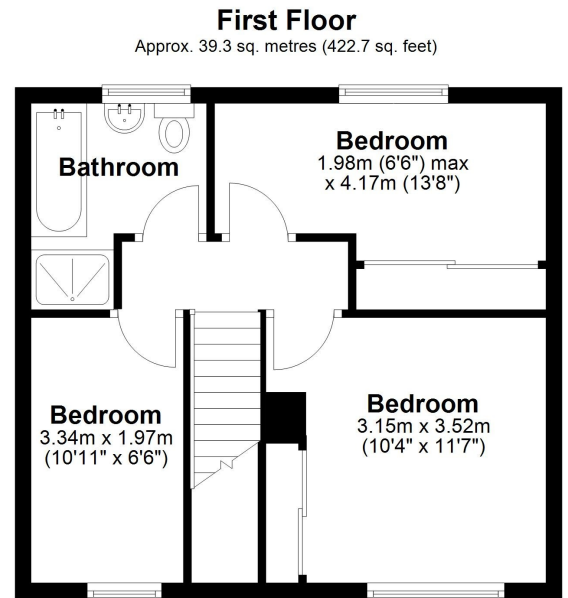
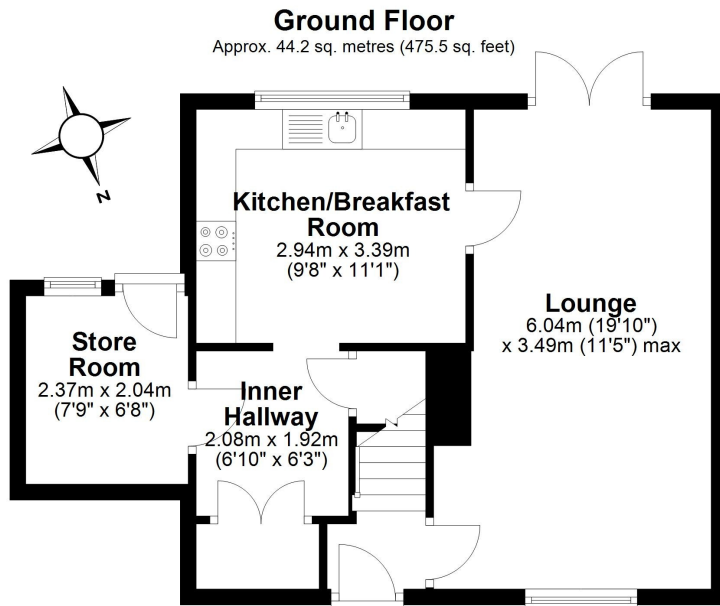
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Located within easy walking distance of local schooling and amenities, this property would make a practical family home. The ground floor offers a spacious lounge that runs the full depth of the property, creating a bright and comfortable main living area. To the rear, the kitchen and breakfast room provide a well organised space for everyday cooking and dining, with direct access to the garden. An inner hallway connects the living spaces and leads to a useful store room, adding valuable flexibility for household items, hobbies or additional utility needs. Upstairs, the first floor features three bedrooms arranged around a central landing, offering a balanced mix of sleeping space, guest accommodation or room for home working. A modern bathroom completes the layout, serving all bedrooms and maintaining a practical flow throughout the home. The property is fitted with a Hive boiler. Externally there is a parking area to the front of the property, and a lengthy south facing rear garden. The overall design makes excellent use of the available space, creating a comfortable and functional setting suited to a range of lifestyles. This home is built using the Wimpey No Fines method of construction.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







Total area: approx. 83.4 sq. metres (898.2 sq. feet)

Tenure Freehold **Council tax** Band A

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 : 27th April 2026