

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 37a Church St, Broseley TF12 5BX



## £ 3 8 5, 0 0 0

Dating back to the late 1700s and originally built as a coach house, this charming and characterful detached home sits in a tucked away location with easy access to Broseley's High Street amenities and offers around 123.9 sq. metres of versatile accommodation arranged over two floors. The ground floor includes a welcoming reception hall, giving access to a well-proportioned kitchen with adjacent dining room, cosy lounge with wood burner, study (potential 4th bedroom), ground-floor bedroom, shower room and a spacious utility. Upstairs are two generous double bedrooms, a family bathroom, and a lovely balcony. Externally, the property benefits from driveway parking, an electric car charger, and a right of way over the right-hand side of the drive. Significant upgrades include solar panels with battery storage installed in 2025, with a diverter to heat hot water when required, and a new boiler fitted in 2024. The garden has been thoughtfully managed with wildlife in mind, featuring a variety of insect-friendly plants and herbs, creating a peaceful and environmentally conscious outdoor space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





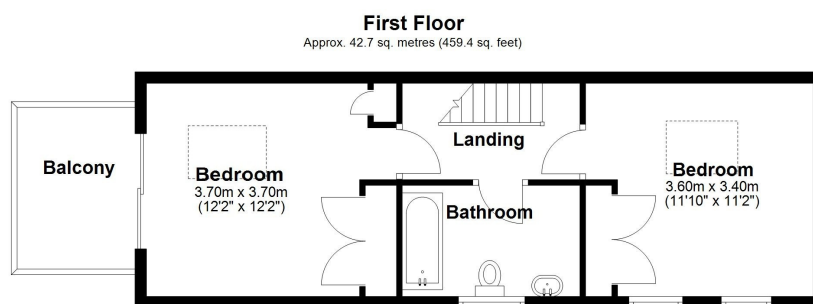
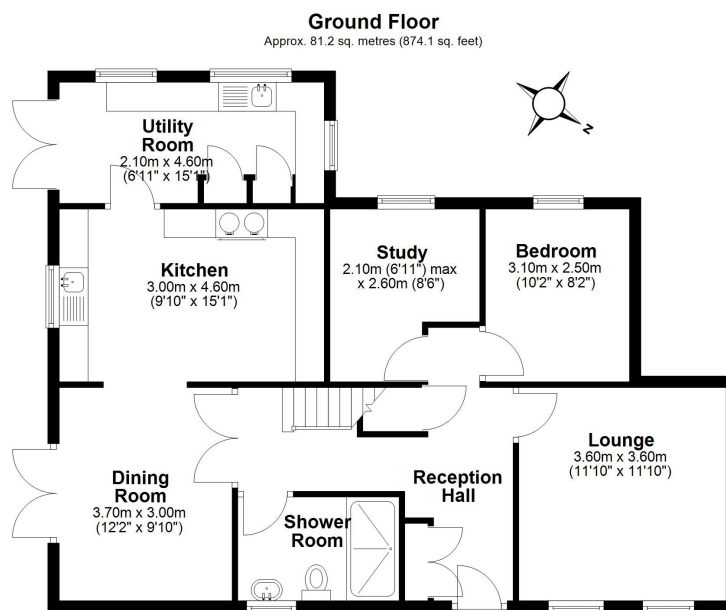












Total area: approx. 123.9 sq. metres (1333.4 sq. feet)

**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 : 9th February 2026