

# HARWOOD

THE ESTATE AGENT

01952 881010

Lexington Cottage, Easthope Rd, Broseley Wood TF12 5QP



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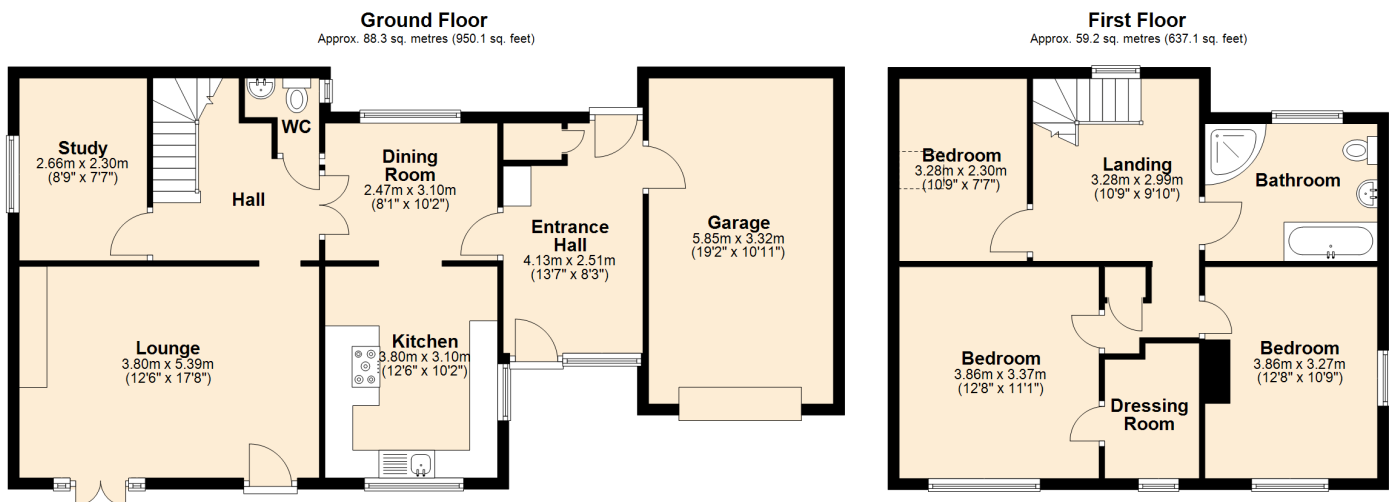
Located in the highly sought-after Broseley Wood, Lexington Cottage offers generous accommodation filled with charm and character. The ground floor includes a good sized lounge with exposed beams, double doors opening out to the garden area, a feature Inglenook fireplace and a woodburner, creating a very welcoming space. The inner hallway offers a convenient W.C., and gives access to a study, and a stylish open-plan kitchen with adjacent dining space. A useful entrance hall/ boot room links the kitchen to the integral garage, providing excellent everyday storage. Upstairs, there are three bedrooms (two of which are double rooms), with the main bedroom enjoying a walk-in wardrobe, along with a well-appointed family bathroom featuring both bath and separate shower. A new boiler was installed within the last 12 months, and smart lighting and Bluetooth speakers installed in the kitchen and main bathroom. To the front, there is ample parking, a single garage and a low maintenance garden area, while a shared pathway leads to a delightful garden area opposite the property to one side. This wonderful outdoor space includes a substantial summerhouse with power, water and a working kitchenette, together with a large decked terrace offering elevated views over the mature garden, which features a selection of fruit trees. This setup is ideal for entertaining, relaxing or creating a dedicated office, gym or creative space. Broseley's wide range of amenities are within easy reach, and there are beautiful country walks right from the doorstep.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		









**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 : 21st May 2026