

# 5 Bramblewood, Broseley TF12 5NY



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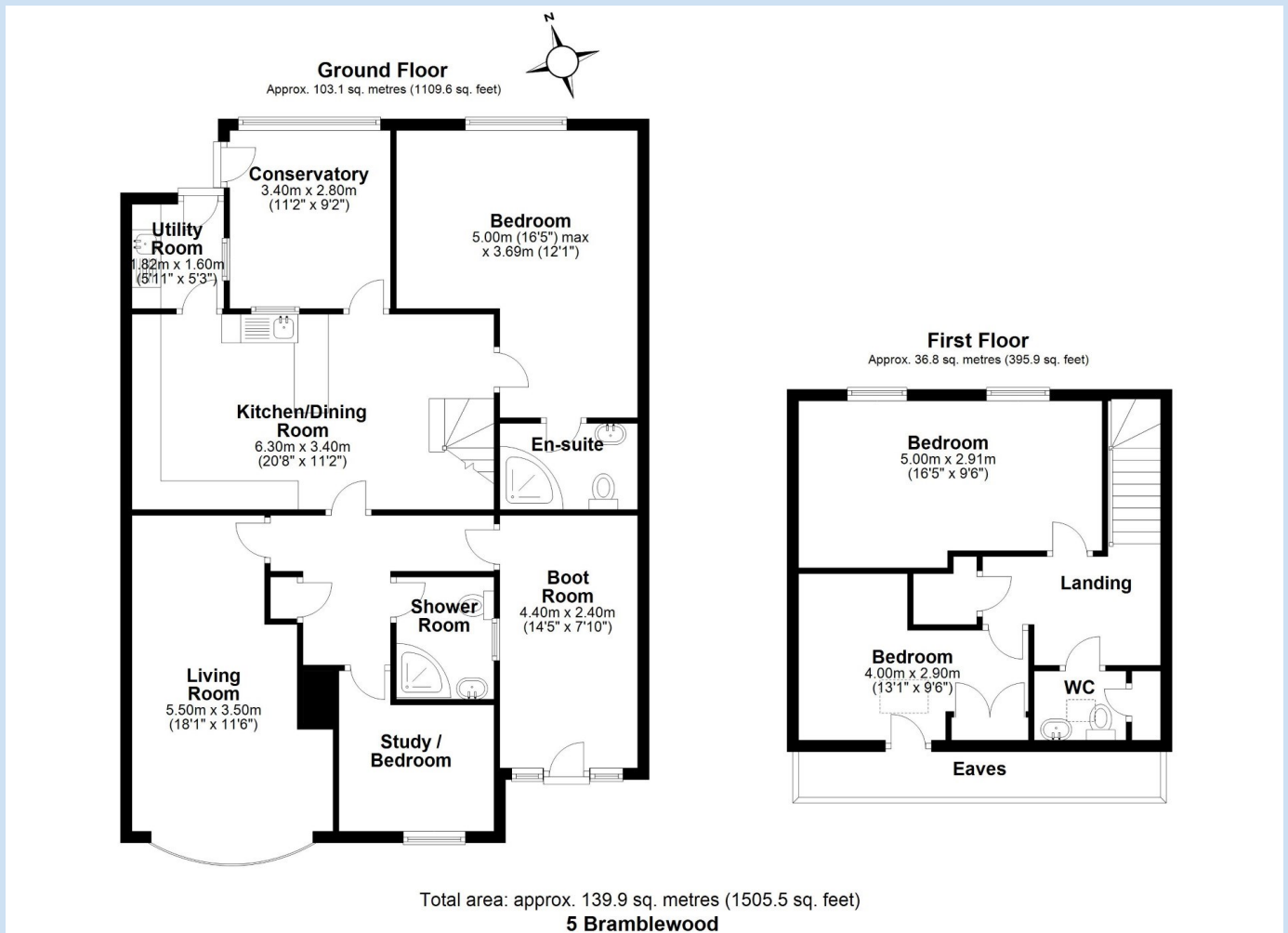
Situated on a quiet cul-de-sac with Broseley's amenities in close proximity, this beautifully presented semi-detached dormer bungalow is highly recommended to view. The ground floor comprises of large living room, a spacious kitchen-diner (with integral appliances) backing onto the conservatory, a practical utility room, large entrance porch/boot room, two bedrooms (one with an en-suite) plus a separate shower room. The first floor includes two spacious bedrooms and a bathroom. Driveway parking for multiple vehicles and fabulous gardens. Historic Ironbridge is a five minute drive away and Telford Town Centre and the M54 are just under 20 minutes away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 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 : 22nd April 2024