

7 Mill Lane, Broseley TF12 5HG



£ 2 5 0 , 0 0 0 r e g i o n

This semi detached family home sits in a tucked away location.

The accommodation includes reception hallway, spacious lounge/dining room, conservatory, kitchen and a useful side lobby. The first floor offers three bedrooms and a family bathroom with both bath and shower cubicle. Externally there is driveway parking to the front, a garage and an enclosed garden to the rear. Broseley's many amenities and local schooling are within easy walking distance and the property is a ten minute drive from historic Ironbridge and twenty minutes from Telford Town Centre and access to the national motorway network.

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

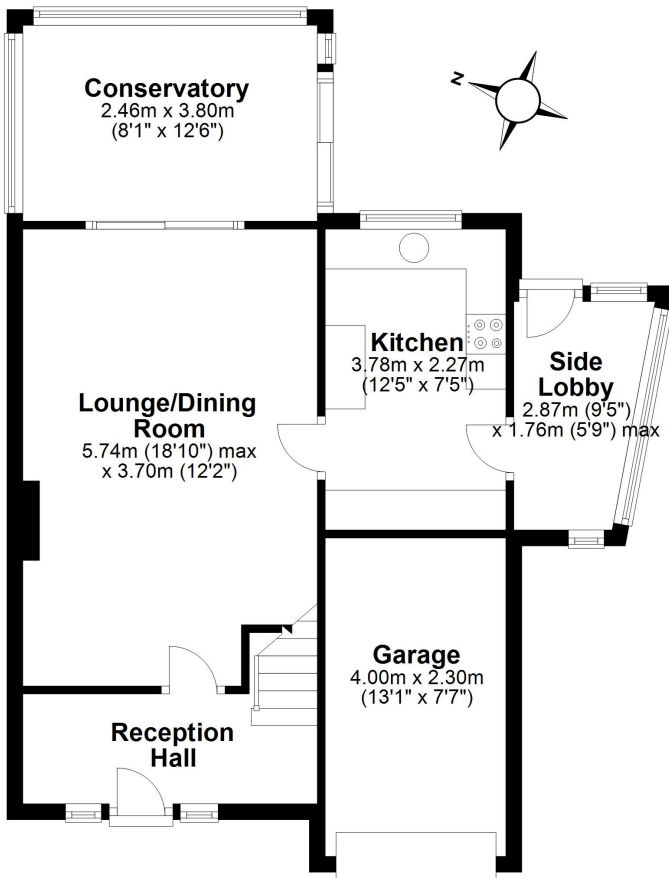






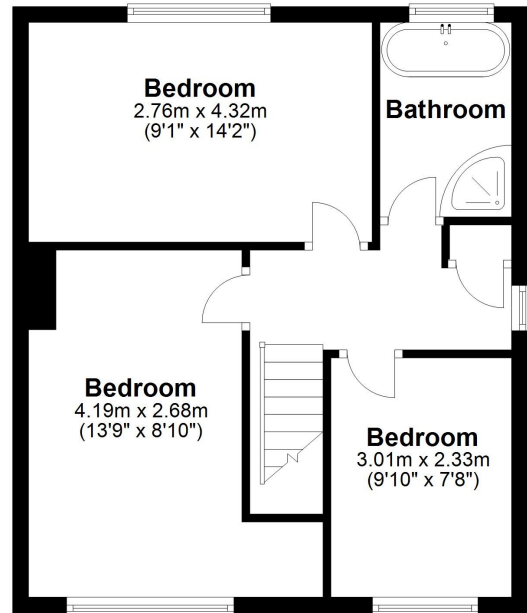
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 104.1 sq. metres (1121.0 sq. feet)

Tenure Freehold **Council tax** Band B

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 March 2023