

36 Park View, Broseley TF12 5HX



£ 2 0 0 , 0 0 0 r e g i o n

This three bedroom semi detached property requires modernisation and would make a lovely family home. The accommodation includes a large lounge/diner with adjacent conservatory and a good sized kitchen. The first floor features three bedrooms, a shower room and separate W.C. There is driveway parking to the front, carport and a low maintenance garden to the rear with greenhouse and useful garden shed. Local schooling and amenities are within easy reach and the property is located ten minutes from historic Ironbridge and twenty minutes from Telford Town Centre's many facilities and the M54 motorway.

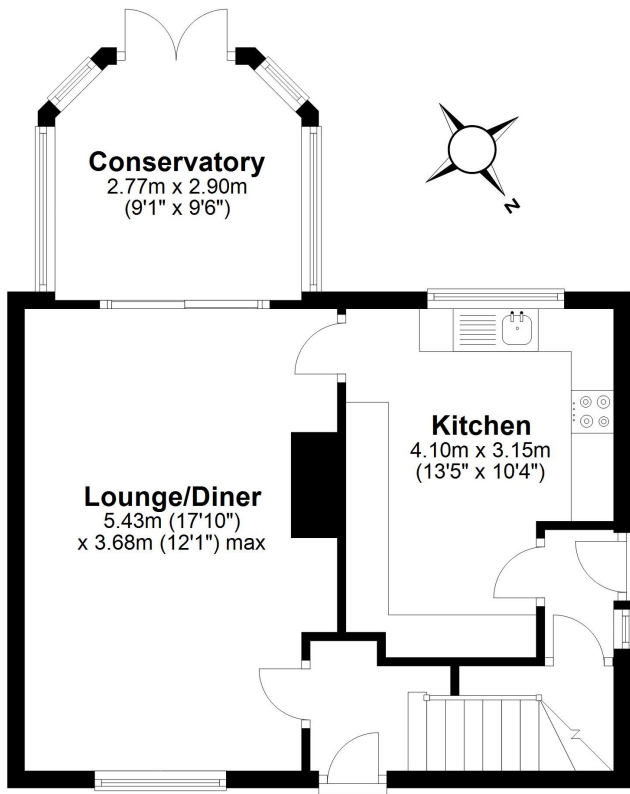
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





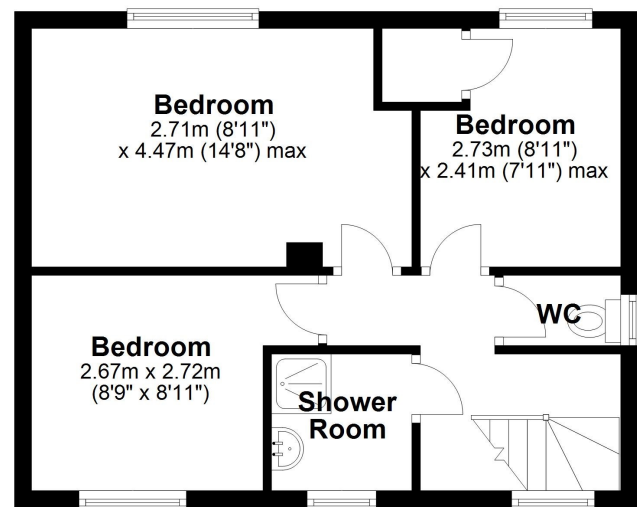
Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.9 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 : 10th March 2023