

# 15 Quarry Rd, Broseley TF12 5QE



## Offers in excess of £ 2 0 5, 0 0 0

This delightful character cottage, is beautifully presented and enjoys elevated views of the area. The accommodation includes an attractive lounge, kitchen/diner, two bedrooms and a family bathroom. There are original features throughout giving the cottage a very homely feel.

The gardens to the front and rear offer various seating options. Broseley's many amenities are within easy reach, historic Ironbridge just a five minute drive away and Telford Town Centre and the national motorway network can be reached within twenty minutes.

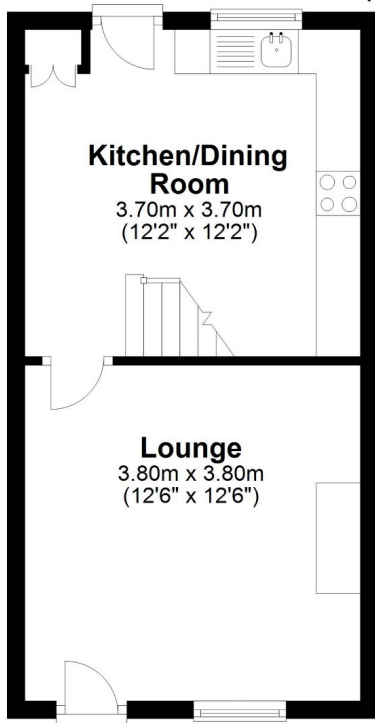
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



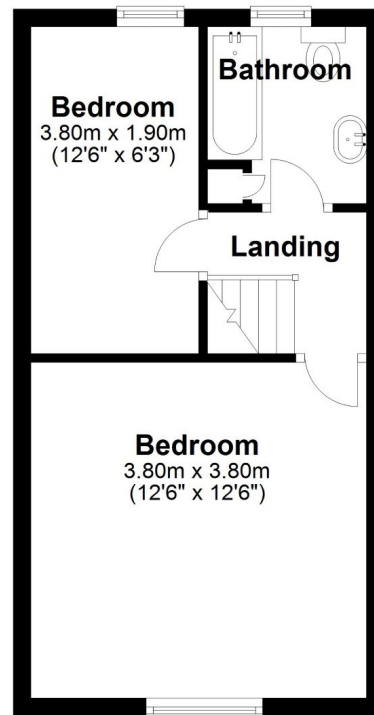




**Ground Floor**  
Approx. 28.5 sq. metres (306.9 sq. feet)



**First Floor**  
Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

**15 Queens Road**

**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 : 22nd March 2024