

8 Fielding Close, Broseley TF12 5SN



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This spacious two bedroom bungalow occupies a pleasant corner plot on Fielding Close, well located for a flat walk into Broseley to access local amenities. The accommodation includes reception hallway, 24ft lounge, large kitchen/breakfast room with adjacent utility, office, one very large double bedroom with built in wardrobes and en suite shower, a second smaller bedroom and a shower room.

Externally there is parking to the front, a single garage and well proportioned sunny garden to the rear with patio area and lawn.

Historic Ironbridge is a five minute drive away and Telford Town Centre and the M54 motorway can be accessed within twenty minutes.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

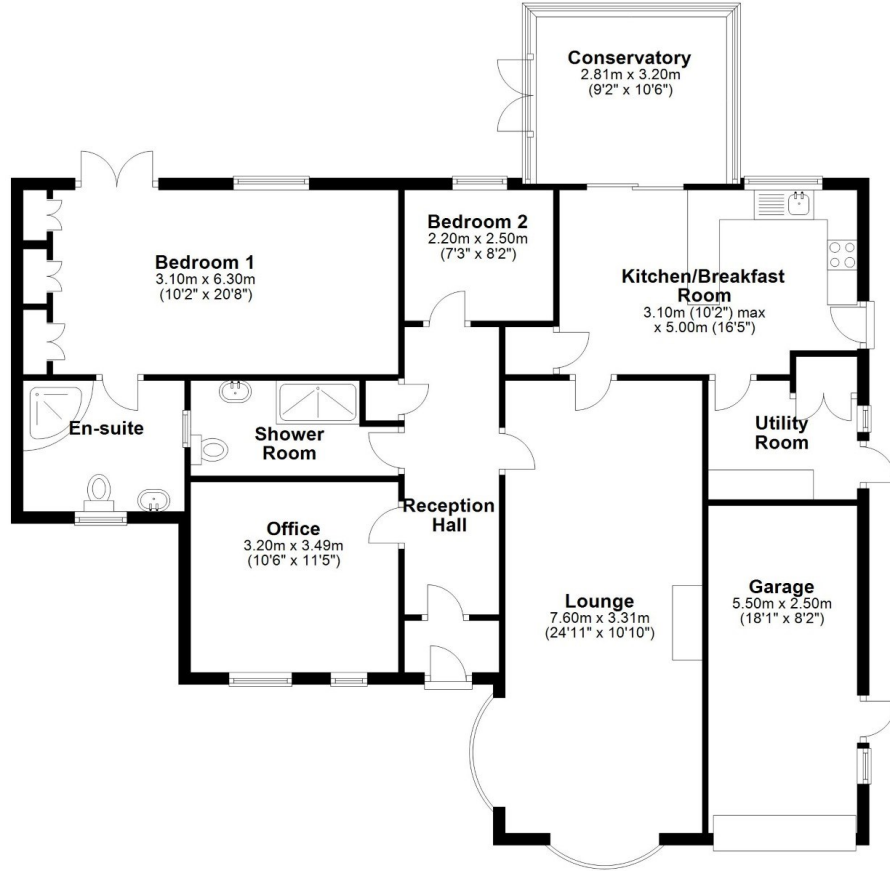






Ground Floor

Approx. 130.9 sq. metres (1409.0 sq. feet)



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)

8 Fielding Close

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 : 3rd June 2024