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## 43 Haycop Rose, Broseley Shropshire, TF12 5LG



Beautifully presented semi-detached house ideally positioned within a small cul-de-sac, popular residential location, gas fired central heating, UPVC double glazing, solar panels, parking for two to three cars, easy to maintain garden to rear. This is a highly regarded and sought-after location and early viewing is advised.

**Price Guide: £205,000**

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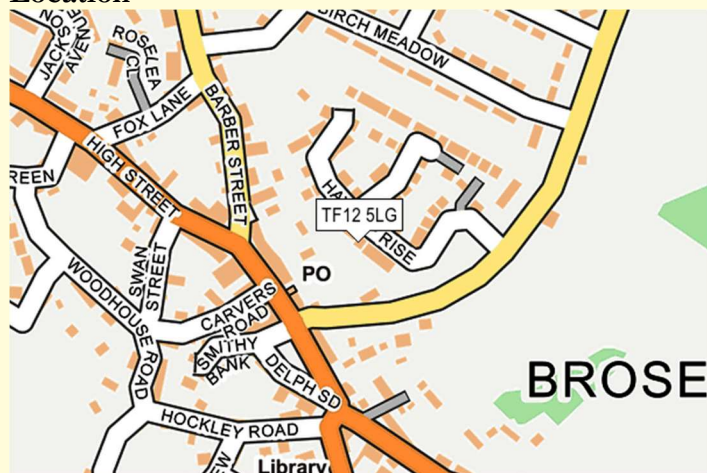
## 42 Haycop Rise, Broseley, Shropshire, TF12 5LG

**Broseley** is an attractive small town surrounded by pleasant hilly and wooded countryside. The town originated in a Saxon clearance within the Royal forests which covered most of the Ironbridge Gorge, and grew into a thriving industrial settlement at the beginning of the 17<sup>th</sup> century.

Today Broseley has a strong community spirit and a thriving High Street with many well established shops, including Greengrocers, Butchers and mini supermarkets, along with fine restaurants including Clays and Zengh. There are local nursery and primary schools in the area, including John Wilkinson Primary School which was rated as outstanding by Ofsted in 2012. The local primary schools have strong links with the sought after William Brookes Secondary School in Much Wenlock. Broseley is also well served by a dentist, doctor's surgery and a library.

Broseley is approximately two miles from the World Heritage Site of Ironbridge, and a convenient distance from Telford town centre with its shops, excellent range of leisure facilities and transport links including the railway and the M54 motorway providing access to Birmingham, Shrewsbury and beyond.

### Location



Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority – Shropshire Council

Council tax band B

All mains services are connected.

Viewings are strictly by appointment via the Agents

### Key Points:

Excellent location for couples and families

Close to local school and shops

Tastefully presented

Stylish fitted kitchen

Good sized lounge with contemporary log burner

Excellent conservatory

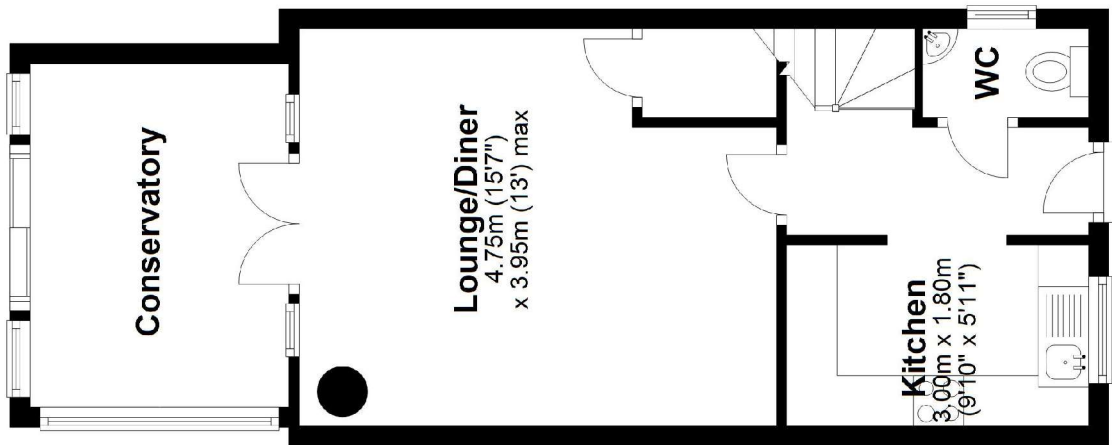
En-suite shower room and main bathroom





## Ground Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



**Conservatory**

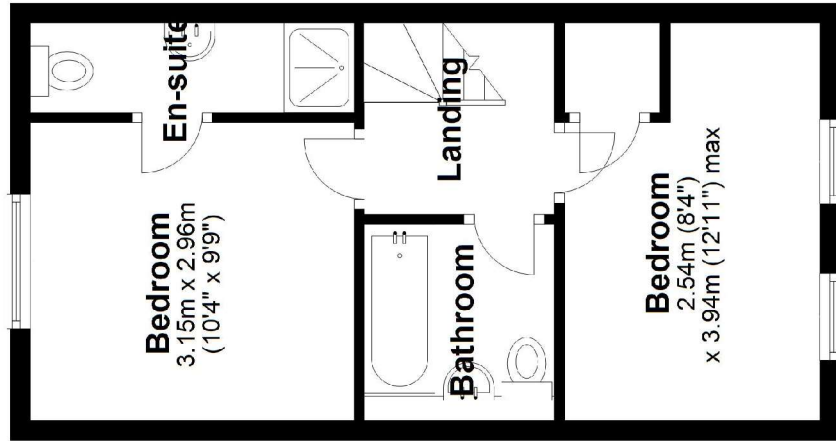
**Lounge/Diner**  
4.75m (15'7")  
x 3.95m (13') max

**Kitchen**  
3.00m x 1.80m  
(9'10" x 5'11")

**WC**

## First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



**Bedroom**  
3.15m x 2.96m  
(10'4" x 9'9")

**En-suite**

**Bathroom**

**Landing**

**Bedroom**  
2.54m (8'4")  
x 3.94m (12'11") max

Total area: approx. 70.6 sq. metres (760.3 sq. feet)

**Important note:** We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.