

4 The Bentlands, Benthall Shropshire, TF12 5RP



An extensively improved detached bungalow occupying a fine position within a cul de sac and within easy reach of the town centre, gas fired central heating and UPVC double glazing installed, new tarmac driveway with space for three vehicles, single garage, useful detached timber outbuilding (possible home office) lawned garden and far reaching views to rear.

Price Guide: £340,000

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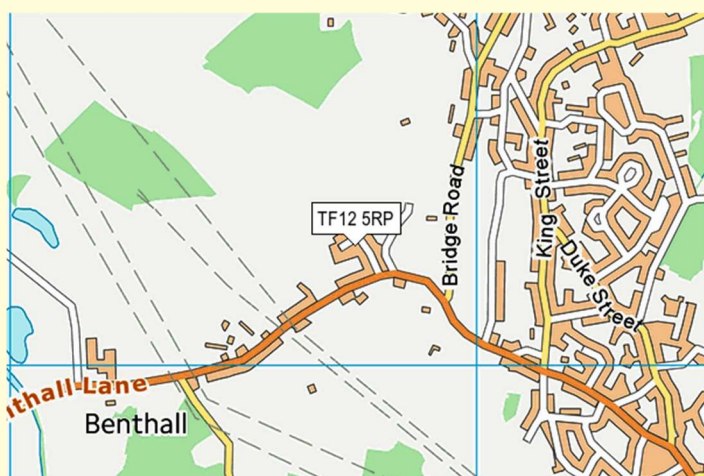
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Benthall is a popular and pleasant district of Broseley, surrounded by lovely countryside and woodland walks and situated close to Ironbridge Gorge.

The area is well known for its Salopian art pottery, made between c. 1880 – c. 1930, and for Benthall Hall a beautiful property built around 1580 and scene of a minor battle during the civil war. Although Benthall is located close to Ironbridge, the area comes under the catchment for the sought after William Brookes Secondary School in Much Wenlock.

Day to day needs are catered for in Broseley and Much Wenlock, and larger shopping or leisure facilities can be found further afield in Telford or Shrewsbury – both of which offer excellent transport links to railways and motorways.



Local Authority – Shropshire Council
Council tax band B

All mains services are connected.

Viewings are strictly by appointment via the Agents

Energy performance certificate (EPC)

4, The Bentlands Bethall BROSELEY TF12 5RP	Energy rating D	Valid until: 18 March 2030 Certificate number: 8330-7727-6960-8331-7296
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Property type: Detached bungalow

Total floor area: 74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

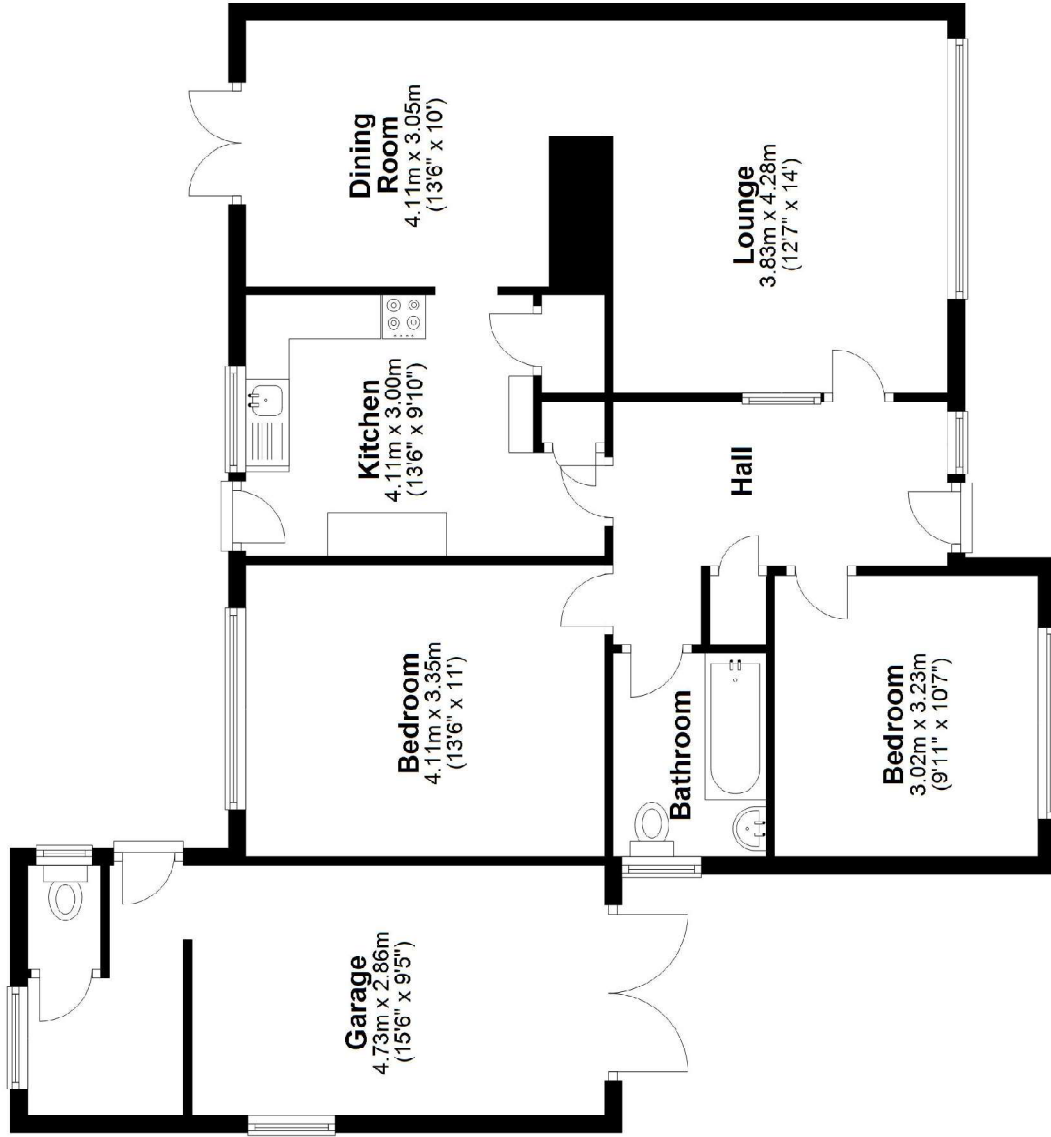
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Ground Floor

Approx. 99.9 sq. metres (1075.7 sq. feet)



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 626 - www.spp-property.co.uk
Plan produced using PlanUp.

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