

## 38 Forester Road, Broseley Shropshire, TF12 5BS



Attractive and tastefully presented modern semi-detached bungalow lying in a much sought after residential location within a cul-de-sac, within easy reach to the town centre, gas fired central heating, UPVC double glazing, parking for several vehicles, single garage, easy to maintain gardens

**Price Guide: £275,000**

58 High Street, Much Wenlock, Shropshire TF13 6AE

[sales@stentonsproperty.co.uk](mailto:sales@stentonsproperty.co.uk)

T: 01952 728200 01952 883300

[www.stentonsestateagents.com](http://www.stentonsestateagents.com)

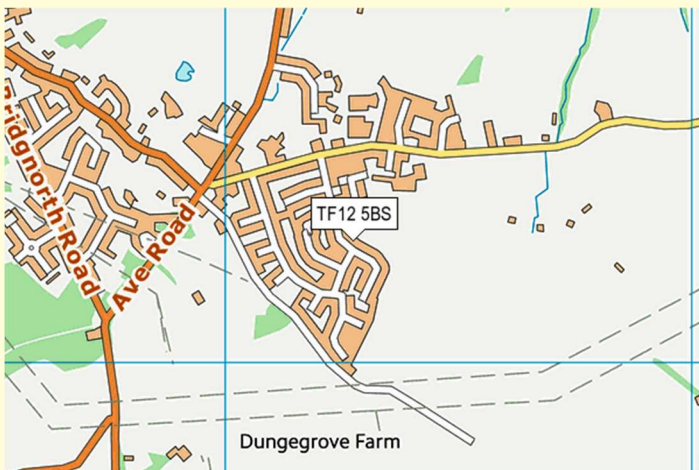
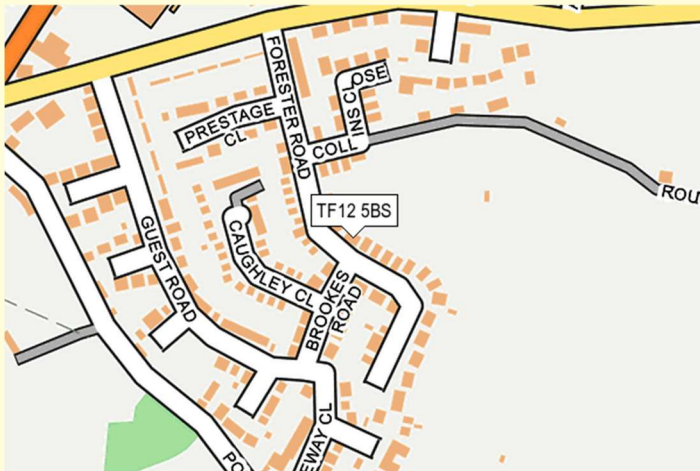
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**Broseley** is an attractive small town surrounded by pleasant hilly and wooded countryside. The town originated in a Saxon clearance within the Royal forests which covered most of the Ironbridge Gorge, and grew into a thriving industrial settlement 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 a fine bakery and lovely pub, The Pipe Makers Arms. 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



English | Cymraeg

## Energy performance certificate (EPC)

38 Forester Road BROSELEY TF12 5BS	Energy rating <b>D</b>	Valid until: 24 February 2034 Certificate number: 0370-2980-8320-2224-4551
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Property type Semi-detached house

Total floor area 90 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

### Breakdown of property's energy performance



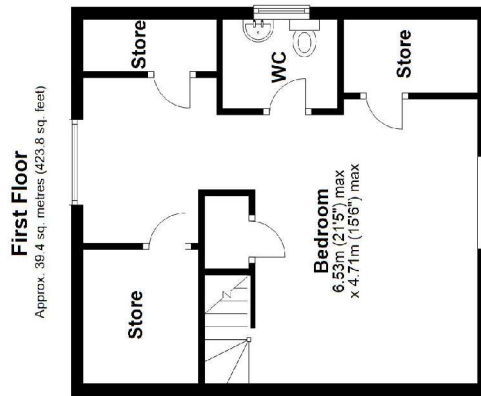
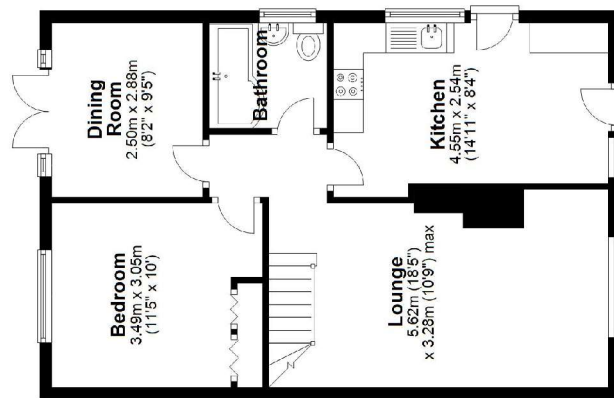
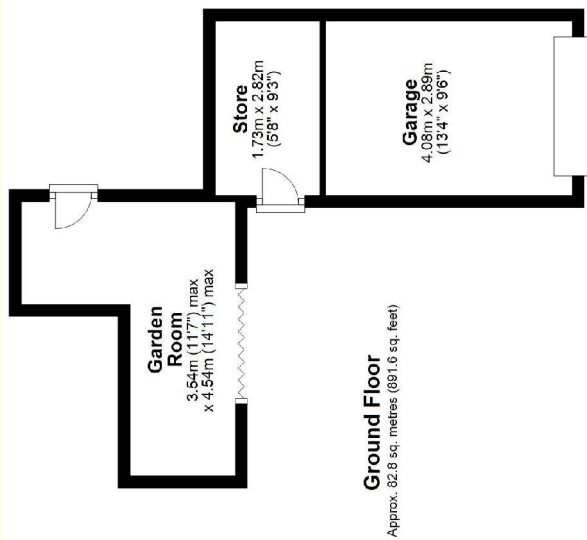


Local Authority – Shropshire Council

Council tax band B

All mains services are connected.

Viewings are strictly by appointment via the Agents



Total area: approx. 122.2 sq. metres (1315.4 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.

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