



Beaumont, 1 Rowan Grange, Broseley, Shropshire, TF12 5FJ

BERRIMAN  
EATON



# Beaumont, 1 Rowan Grange, Broseley, Shropshire, TF12 5FJ

NO UPWARD CHAIN! Originally a show home for the development, this stunning home constructed in 2023 offers modern living in a countryside setting. Thoughtfully designed with high-quality finishes throughout, the home features spacious open-plan living, energy-efficient systems, a large garden and stunning views of the surrounding landscape. Much Wenlock - 4.6 miles, Bridgnorth - 6.9 miles, Ludlow - 25.7 miles, Shrewsbury - 17.2 miles, Kidderminster - 20.9 miles, Wolverhampton - 18.9 miles, Birmingham - 37.2 miles. (All distances are approximate).

## LOCATION

Rowan Grange is situated in Broseley approximately three miles from historic Ironbridge, four miles from Much Wenlock, six miles from Bridgnorth, eight miles from Telford and the M54 leading to the M6 and beyond, The Development is within five minutes walking distance of the amenities of Broseley, including a bustling high street with a diverse array of shops, restaurants and several pubs. Additionally, a couple of primary schools are located within Broseley with good and outstanding Ofsted reports.

## ACCOMMODATION

This beautifully appointed detached residence offers generous proportions and versatile living, ideal for modern family life together with a large rear garden and the added benefit of a detached double garage.

Upon entering, you are welcomed into a spacious reception hall featuring a turning staircase that leads to a galleried landing, along with a useful understairs cloaks cupboard. The impressive dual-aspect living/dining room is filled with natural light and features French patio doors that open directly onto the garden. A separate sitting room provides an additional space for relaxation or entertaining.

The heart of the home is the open-plan breakfast kitchen, expertly designed and fitted by Ironbridge Interiors. It enjoys views over the rear garden and boasts a comprehensive range of matching base and wall units, elegant Quartz worktops, an inset sink, and a full suite of integrated appliances including a dishwasher, combination oven/grill, ceramic hob with extractor above, fridge, and freezer.

Adjoining the kitchen is a practical utility room offering additional storage, a sink unit, and space for further appliances. A side door provides convenient access to the garden.

From the galleried landing, a window offers a pleasant outlook to the front elevation, with doors leading to four generously sized double bedrooms.

The principal suite benefits from a bay window to the front and a stylish en-suite shower room fitted with a contemporary suite comprising a WC, hand basin, and a walk-in shower.

A guest double bedroom enjoys views over the rear garden and also benefits from its own modern en-suite shower room. The remaining two double bedrooms are well-served by the spacious family bathroom, which features a full suite including a WC, hand basin, bath, and a separate shower, offering both practicality and comfort for family living.

## OUTSIDE

To the front, a block-paved driveway offers ample off-road parking and leads to a detached double garage, complete with power points, lighting, and electric up-and-over doors. A personnel door to the side provides convenient access.

A pathway leads through the well-kept foregarden, which features a neatly maintained lawn and planted borders leading to the front entrance with a canopy porch.

The generously sized rear garden is predominantly laid to lawn, providing an excellent level space. A paved patio terrace offers the perfect spot for alfresco dining or lounging, while the garden itself is bordered with a selection of shrubs and enclosed by fencing enjoying an open aspect to the rear.

## SERVICES

We are advised by our client that main services are connected. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)  
Tax Band: F.

## FIXTURES AND FITTINGS

By Separate negotiation.

## DIRECTIONS

Leaving Bridgnorth heading out towards Broseley on the Bridgnorth Road B4373. On entering Broseley, continue on the B4373 Bridgnorth Road. Take a left turn into Hockley Road, just before the mini island. At the junction turn left onto Park View where the entrance to Rowan Grange can be found on the right hand side.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Price Guide  
£625,000

EPC: B

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 1 ROWAN GRANGE BROSELEY, SHROPSHIRE

HOUSE: 157.9sq.m. 1,699.1sq.ft.  
GARAGE: 39.0sq.m. 419.4sq.ft.  
**TOTAL: 196.9sq.m. 2,118.5sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





