



1 Rough Lane, Broseley, Shropshire, TF12 5AL

BERRIMAN
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A fully renovated, character cottage in this quiet yet convenient location, having spacious accommodation that includes a versatile ground floor study and a shower room. The property has a good size garden and parking, around a mile from the historic Broseley Town's High Street amenities.
Ironbridge - 3 miles, Much Wenlock - 4 miles, Bridgnorth - 6 miles - Telford 8 miles (with access to the M54 leading to the M6).
(All distances are approximate).

LOCATION

The cottage stands on the edge of Broseley within walking distance of the amenities 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. Secondary schooling is in the near-by Market Town of Much Wenlock (William Brookes) with a sports centre and theatre. There are many interesting country walks and the nearby World Heritage Site of Ironbridge with many tourist attractions and river walks, rowing club and museums.

ACCOMODATION

This is a beautifully presented character home, finished to a high standard throughout. Retaining its period charm, the property enjoys a picturesque outlook over open fields and benefits from a lovely sunny garden with parking to the side of the property. From this gravelled parking area, a pathway leads to the front door which opens into the entrance hall, laid with quarry tiles and mosaic tiling. The lounge features a brick fireplace with a Charwood log burner and exposed beam and fitted cupboard to the side. The dining room enjoys a pleasant dual aspect to the front and side elevations, with a large bay sash window with a window seat plus a Saxon multi fuel burner. The breakfast kitchen is fitted with base cabinets and worktops, incorporating a sink unit, oven/grill and hob with extractor. A door from the kitchen leads to the back lobby area which is fitted with pantry shelves to provide convenient storage. From the back lobby area, there is a back entrance door to a paved path to the garden and steps to the parking area. A door leads into a utility room, with storage, a sink unit and space for laundry appliances. Adjacent to this area is a modern shower room which is fitted with a white suite, including a walk-in shower, wash hand basin, and WC and a study/sitting room with fitted shelving and a large fitted cupboard.

The first floor is accessed via a staircase from the lounge. There are three well-proportioned bedrooms -2 double. There is a family bathroom, with 2 large cupboards, a wooden floor and white suite including a WC, hand basin, bath and separate shower. There are two separate attic spaces, both with lighting and limited headroom.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

OUTSIDE

Externally, the property has a gravelled parking area to the side and a 10'x7' shed. On the other side of the property there is a private cottage garden and paved area benefiting from a sunny aspect and enclosed by mature hedging and trees. There is a 10' x 7' shed with connected electricity positioned at the rear of the garden; plus 2 further smaller sheds.

SERVICES

We are advised by our client that mains water, electricity and drainage are connected. Gas fired central heating. Verification should be obtained from your surveyor.

TENURE

We are advised that the property is Freehold. Vacant possession will be given upon completion. Verification should be obtained by your solicitors.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth heading out towards Broseley on the Bridgnorth Road B4373. On entering Broseley, continue on the B4373 taking a right turn into Coalport Road, just before the petrol station. Take the second right onto Foresters Road, then the first left onto Rough Lane. The property is the first white cottage that you see once you get onto the unadopted road on the left hand side.

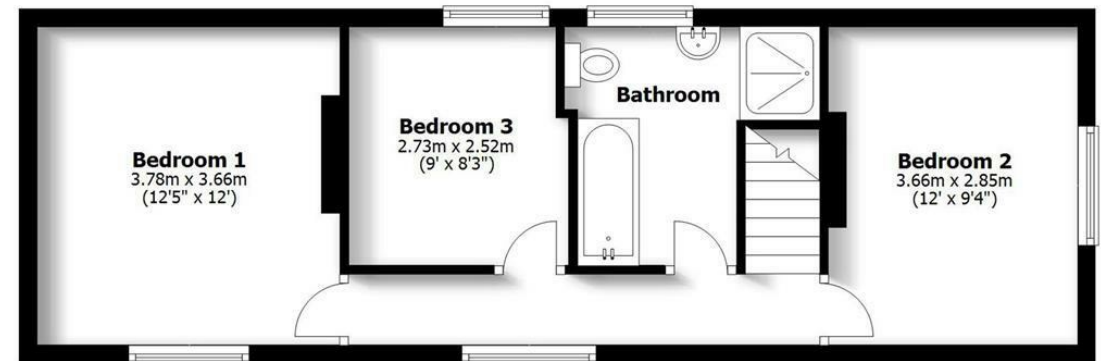
Price
£435,000

EPC: C

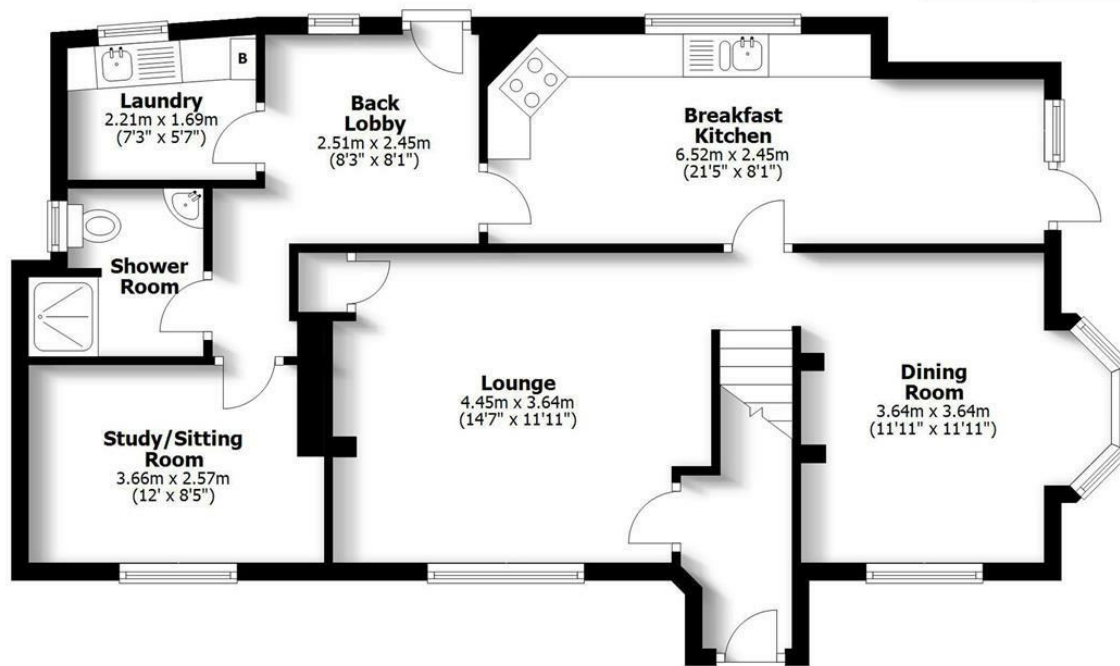
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**1 ROUGH LANE
BROSELEY**



First Floor



TOTAL: 119.4sq.m. 1286sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

