

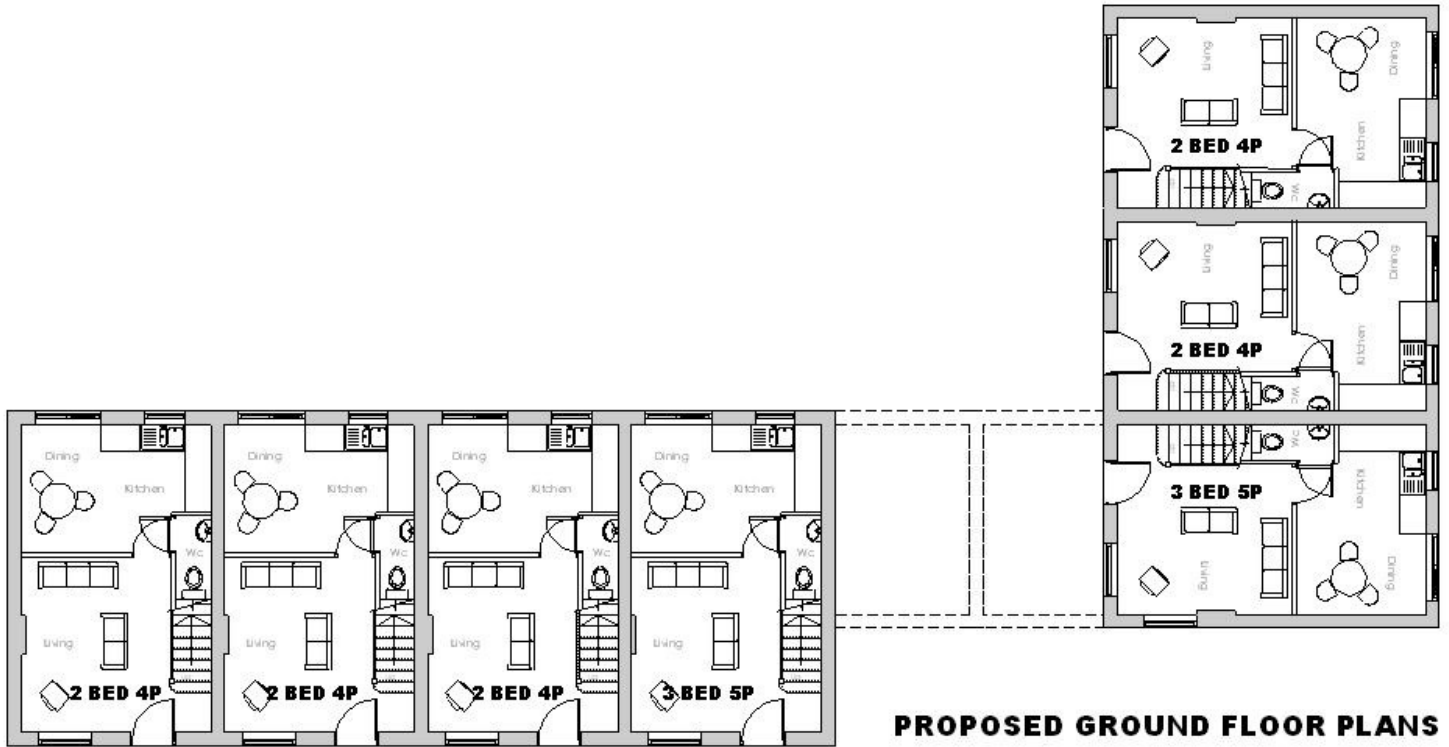
## Smithy Cottage, Benthall Court, Benthall TF12 5QX



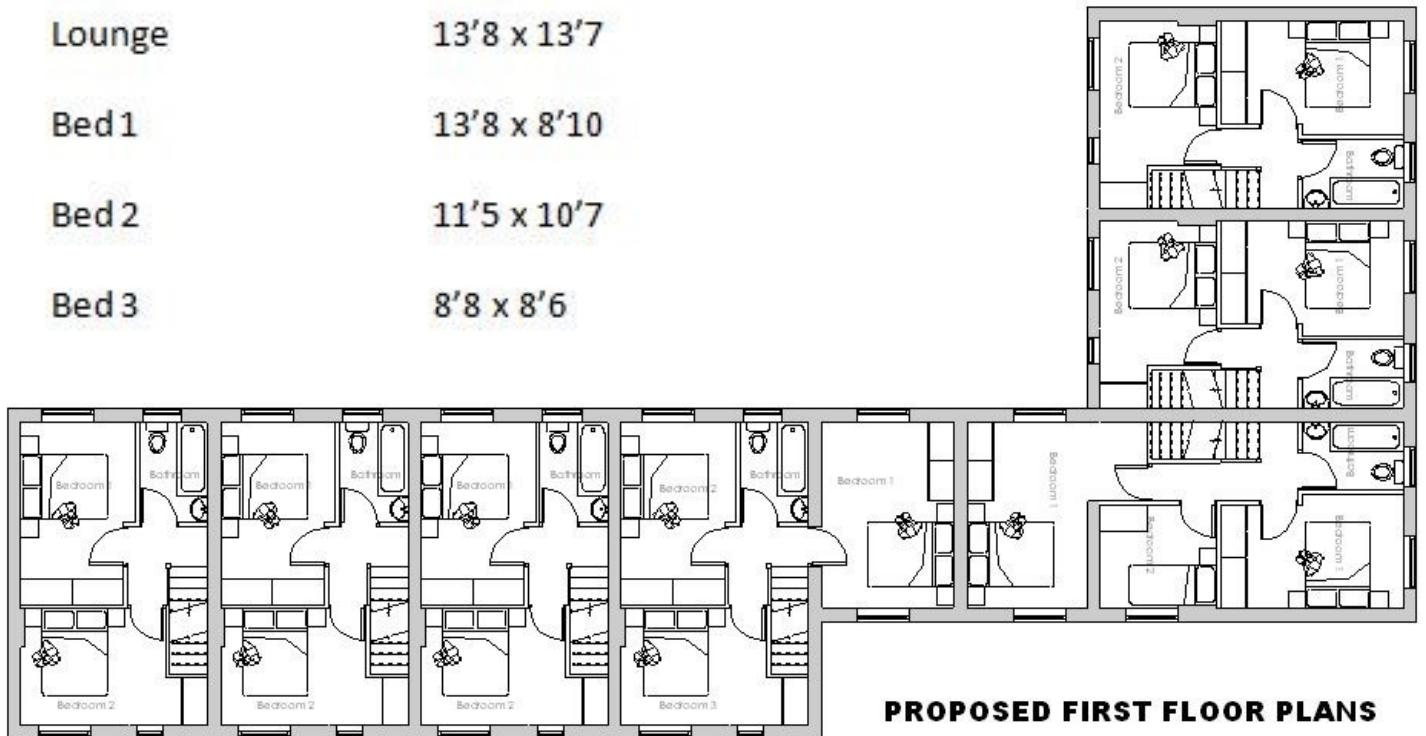
£149,950 region

Smithy Cottage is one of the few remaining 3 bed units in Broseley's latest new-build development of seven dwellings. Set in a peaceful, idyllic and leafy location, situated less than a mile from Ironbridge, they are built to a very high spec incorporating a traditional design associated with the surrounding conservation area. It comprises Lounge, Downstairs Cloaks and Fully Integrated Kitchen/Diner with French doors giving access onto the patio. Three bedrooms with built in storage and bathroom to the first floor. Low maintenance patio garden and allocated parking to the rear. Sap documents available upon request.





Kitchen/Diner	13'8 x 7'8
Lounge	13'8 x 13'7
Bed 1	13'8 x 8'10
Bed 2	11'5 x 10'7
Bed 3	8'8 x 8'6





**Tenure**

**Awaiting Confirmation**

**Council Tax**

**Awaiting Confirmation**

**Fixtures & Fittings**

Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 20th January 2012

Ref: 1760

Price amendment £159,950 to £149,950 26th June 2013