

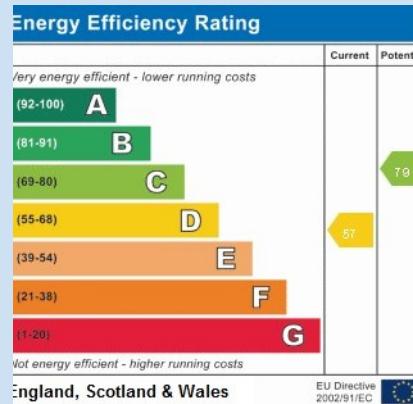
# 2 Mill Lane, Broseley TF12 5HG



# £ 2 9 9, 9 5 0 region

Extremely well presented throughout, this versatile extended three bedroom semi detached home offers great accommodation for the growing family. The accommodation includes entrance hall, spacious lounge/dining room with double doors out to the rear and kitchen/breakfast room.

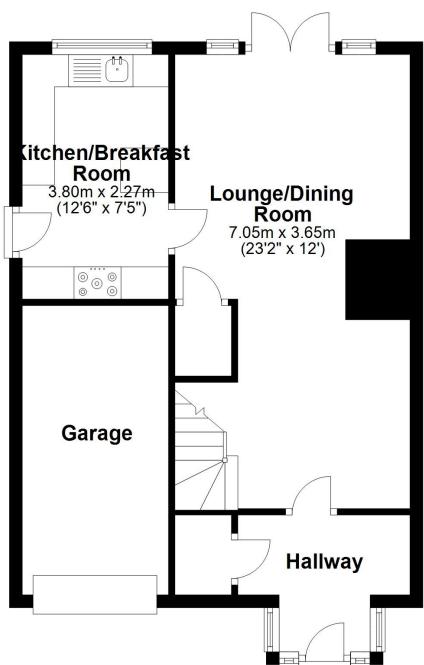
The first floor offers three bedrooms and lovely family bathroom with an additional large loft area above with toilet & wash hand basin. Situated in this highly desirable, tucked away position and yet being close to Broseley's local amenities.



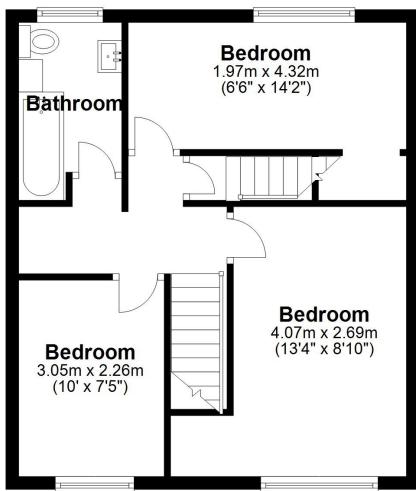




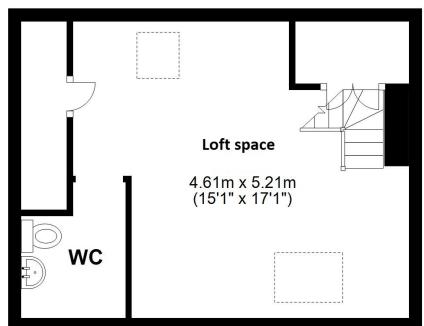
**Ground Floor**  
Approx. 51.8 sq. metres (557.1 sq. feet)



**First Floor**  
Approx. 42.3 sq. metres (455.1 sq. feet)



**Second Floor**  
Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 121.8 sq. metres (1310.5 sq. feet)

**Tenure** Freehold      **Council tax** Band C

**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 : 21st July 2022