



Helping *you* move



## 64 Withywood Drive, Malinslee

A recently renovated, spacious, three bedroomed end of terrace property, with garage and off road parking, considered ideal for first time buyers, young families or buy to let investors. The property is situated in an established residential locality convenient for a range of amenities.

Offers in the Region of

**£197,000**

# 64 Withywood Drive, Malinslee, Telford, TF3 2HU

## Overview

- End of Terrace House
- Spacious, modern accommodation
- Full depth fitted kitchen/diner
- Rear aspect lounge
- Three good sized bedrooms
- First floor family bathroom
- Ground floor shower room
- Garage and Driveway Parking
- Larger than average gardens
- Gas central heating (boiler fitted December 2023)
- uPVC double glazing
- Freehold · EPC C · Council Tax A



## Location

Situated in the established residential locality of Malinslee, the property is served by a range of local neighbouring facilities and Primary School. An excellent road network links the property to all parts of the Telford area including the modern comprehensive range of shopping and leisure facilities available in the Telford Town Centre, which are also accessible via a public footpath, located close to the property.

## Brief Description

This end of terrace house offers modern, exceptionally well presented accommodation throughout, having been renovated by the current owner.

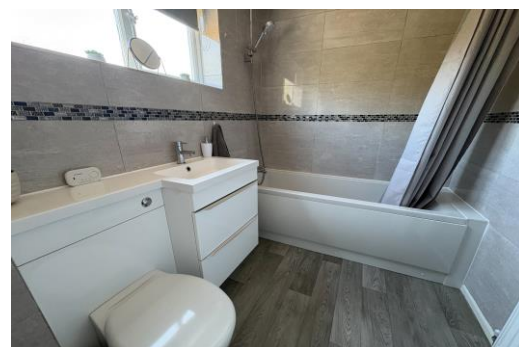
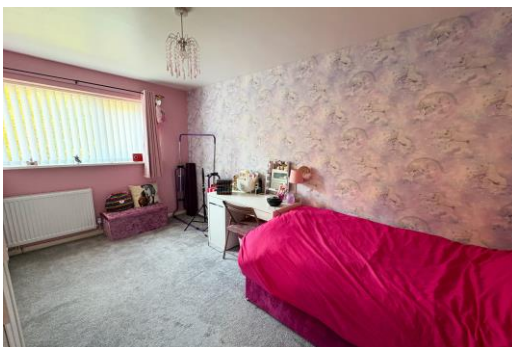
The property is entered from the front via a porch with storage/meter cupboards and door to the hallway with access to all ground floor rooms, stairs to the first floor and useful ground floor shower room, having corner shower, WC and wash basin set into a modern vanity unit.

The spacious lounge is to the rear of the property, adjacent to the full depth kitchen/diner, fitted with a range of contemporary base and wall mounted units having contrasting work surfaces over. There is an integrated oven with gas hob over and slimline dishwasher. Space and plumbing provision for washing machine, under counter fridge and additional appliance. Useful built-in larder storage cupboard.



Turned stairs from the hallway ascend to the first floor landing with storage cupboard housing the boiler and access hatch to the loft space. The first floor accommodation comprises two large rear aspect double bedrooms as well as one large front aspect single bedroom and a main bathroom having bath with shower over, WC and wash hand basin, again set into a modern vanity unit.

Externally, the larger than average corner plot benefits from a driveway with detached single garage to the front and adjacent low maintenance garden, which leads round to the rear garden. To the front of the property is a useful attached brick built store with power and light. To the rear the neatly kept garden is mainly laid to raised lawn with specimen tree, a full width patio seating area and flower beds. The property benefits from gas central heating and uPVC double glazing.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor's Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band A (currently £1,570.31 pa for year 2025/26)

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From junction 5 off the M54 take the exit into Hall Park Way and at the roundabout continue straight over. At the Malinslee roundabout take the third exit into Brunel Road (signposted Malinslee). Take the second turning on the left (immediately after the Malinslee Pharmacy on the right) into Withywood Drive. Take the first left and follow the road round to the right (at the fork) where the property can be found at the end of the cul-de-sac.

#### METHOD OF SALE

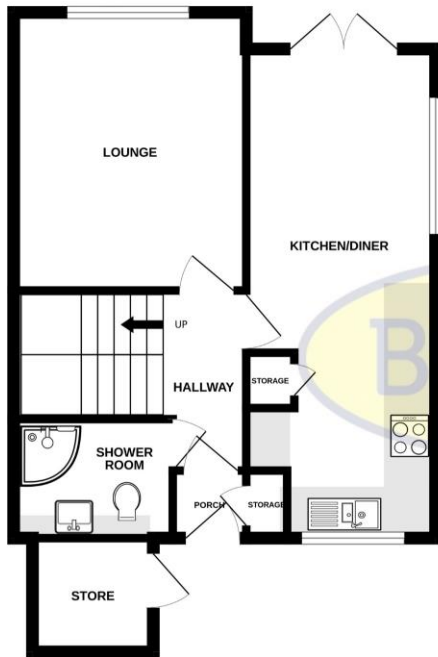
For Sale by Private Treaty.

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#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.  
Made with Metropix ©2025



All measurements quoted are approximate:

LOUNGE 12' 10" x 10' 9" (3.91m x 3.28m)

KITCHEN DINER 22' 7" x 8' 8" (6.88m x 2.64m)

SHOWER ROOM 7' 4" x 5' 6" (2.24m x 1.68m)

BEDROOM ONE 10' 9" x 10' 8" to wardrobe fronts (12' 11" max) (3.28m x 3.25m)

BEDROOM TWO 14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM THREE 8' 7" x 8' 4" (2.62m x 2.54m)

FAMILY BATHROOM 7' 5" x 5' 10" (2.26m x 1.78m)

GARAGE 15' 10" x 9' 0" (4.83m x 2.74m)

BRICK STORE 5' 7" x 5' 3" (1.7m x 1.6m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.