



Wellington Road  
Braemar,  
Muxton, TF2 8NL

**ANDREW COLE**  
ESTATES

# Wellington Road, £350,000

Braemar,  
Muxton, TF2 8NL

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'Braemar' is the essence of the typical English family home, a detached residence which has masses of potential benefitting from planning permission for a two storey extension which was granted on 18/08/2023. This will re-imagine the ground and first floor. Providing a superb modern family home with master bedroom, en suite shower room, three further first floor rooms and family bathroom and on the ground floor, the layout is re-planned to accommodate light and spacious rooms with an element of open plan living, a separate sitting room and ground floor shower room.

This level plot has a frontage providing parking for several vehicles, a neatly kept foregarden, garage to the side with further access to the opposing elevation and gardens at the rear which offer an enviable degree of privacy.

[Plans can be viewed on the Telford and Wrekin planning portal – reference number TWC/2023/0458.](#)





NO UPWARD CHAIN

EPC: E54

Council Tax is band C with Telford & Wrekin Council

**GROUND FLOOR**

CANOPY PORCH

ENTRANCE HALL

LOUNGE (FRONT)

16' 0" x 12' 2" (4.87m x 3.71m)

SEPARATE DINING ROOM (REAR)

9' 8" x 9' 2" (2.94m x 2.79m)

KITCHEN (REAR)

9' 0" x 8' 3" (2.74m x 2.51m)

REAR LOBBY

UTILITY/WC (SIDE)

7' 1" x 4' 8" (2.16m x 1.42m)

**FIRST FLOOR**

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

12' 5" x 10' 9" (3.78m x 3.27m)

BEDROOM NO. 2 (REAR)

11' 1" x 10' 8" (3.38m x 3.25m)



BEDROOM NO. 3 (FRONT)  
7' 9" x 7' 7" (2.36m x 2.31m)

BATHROOM (REAR)  
7' 6" x 5' 4" (2.28m x 1.62m)

SEPARATE W.C.

#### OUTSIDE

GARAGE TO THE SIDE OF PROPERTY,  
NEATLY KEPT FOREGARDEN AND REAR  
GARDENS WITH AN ENVIABLE DEGREE  
OF PRIVACY

### THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

### OPENING HOURS

Monday: Friday: 09:00 - 17:30  
Saturday: 09:00 - 13:00





#### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

#### TENURE

We are advised that the property is Freehold.

#### VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

#### MEETING THE REQUIREMENTS

#### IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

#### TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

#### PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

Address: Braemar, Wellington Road, Muxton, TELFORD, TF2 8NL  
RRN: 0310-2836-5370-2094-8685

