

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

22a Wellington Road, Muxton, Telford, Shropshire, TF2 8NQ



**£330,000**

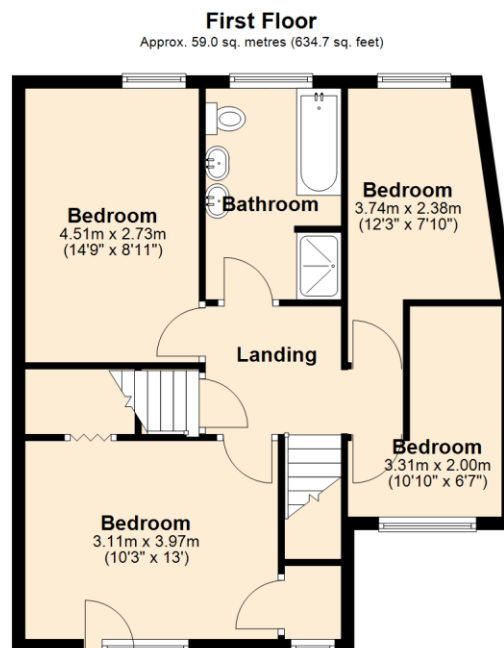
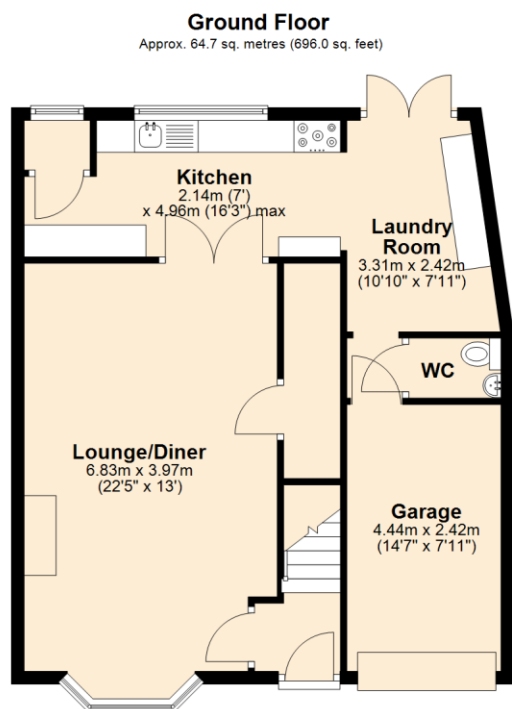
Excellent Spacious and well positioned Four Bedroom Semi Detached Property with garage, driveway and rear enclosed garden Offering spacious accommodation and providing approximately 136.7 sq metres ( 1471.7 sq feet ) of versatile living space. Located within the much sought after residential area of Muxton, positioned along the Wellington Road, with excellent access to main road network, local shops, schools and Muxton Golf Course.

Ground floor: Spacious open plan lounge/dining area with bay window and feature fireplace, stylish and modern integrated kitchen, ground floor wc, laundry room area with French doors opening onto the rear garden, gas central heating and double glazing. First floor: Four good sized bedrooms and a family bathroom with bath and separate walk on shower. Second floor: Stairway leading to open loft space, ideal additional bedroom, work area, play room or dressing room. Outside area: Driveway with ample parking and garage. The rear enclosed garden has extensive patio area, lawn and excellent garden room ideal for home working, entertaining or relaxing. Viewing is highly recommended. EPC commissioned awaiting arrival

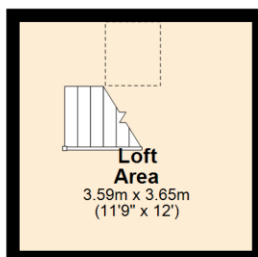
**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



**Second Floor**  
Approx. 13.1 sq. metres (141.0 sq. feet)



Total area: approx. 136.7 sq. metres (1471.7 sq. feet)

|                                |  |
|--------------------------------|--|
| <b>Tenure</b>                  | <b>We are advised by the vendor that the property is Freehold</b>  |
| <b>Council Tax</b>             | <b>Band B</b>  |
| <b>Fixtures &amp; Fittings</b> | Where specifically mentioned in these sales particulars are included in the sale price.  |
| <b>N.B</b>                     | <b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>   |
| <b>Viewing Arrangements</b>    | <b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b> |

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 18 August 2025

