HARWOOD

THE ESTATE AGENT

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

2 The Westlands, Wellington Road, Muxton, Telford, Shropshire, TF2 8PA





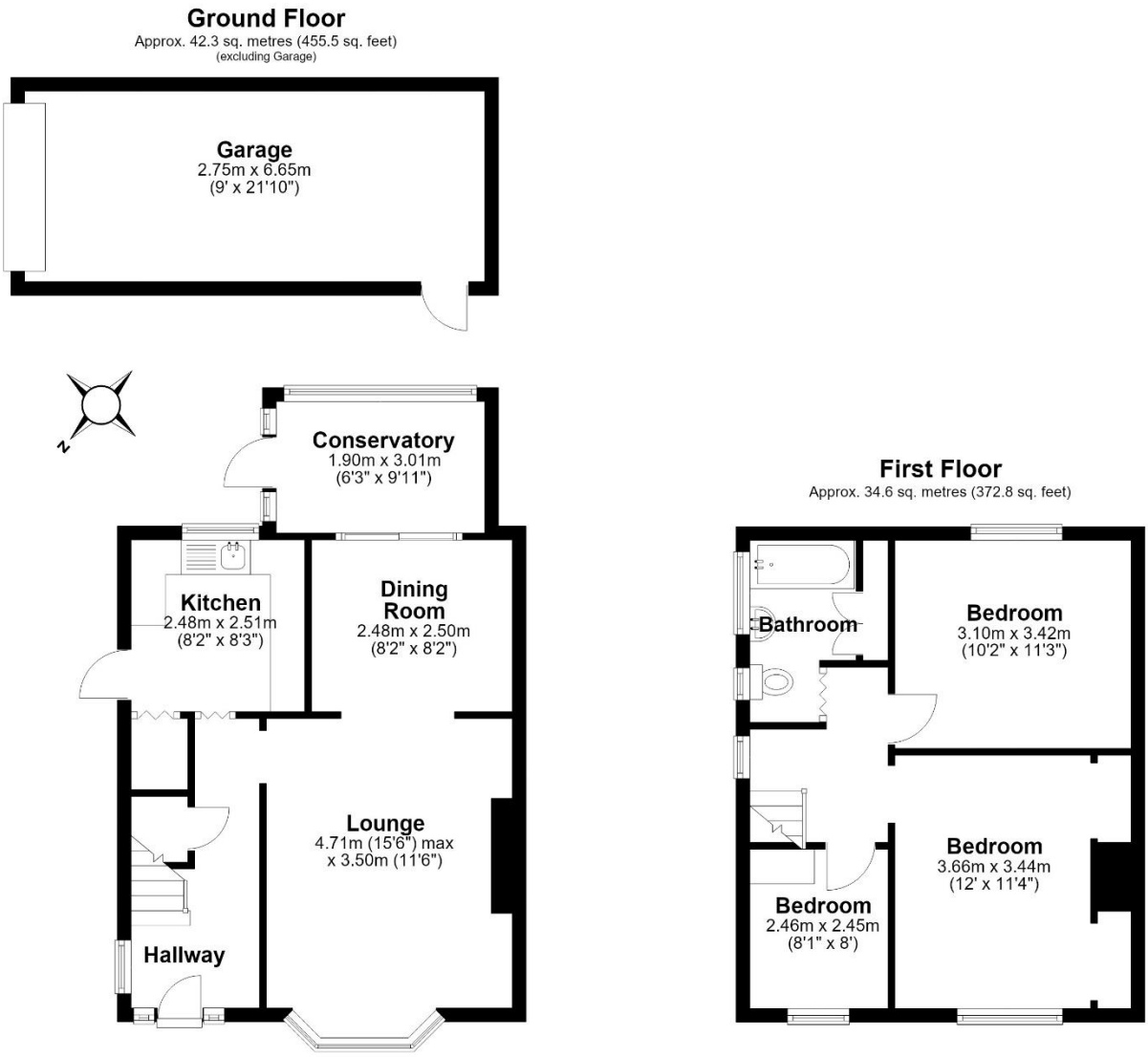






£269,000

The Westlands, Wellington Road, Muxton, Telford, TF2 8PA Asking Price £275,000 Situated in the highly sought-after residential area of Muxton, this well-presented three-bedroom semi-detached family home occupies an attractive corner position and benefits from generous gardens, a detached garage and ample parking. Offering spacious accommodation throughout and available with no upward chain, this property is ideally suited to first-time buyers, families and those looking to move straight into a well-maintained home. The accommodation is entered via a welcoming entrance hallway with staircase to the first floor. The spacious lounge enjoys a large bay window overlooking the front garden, creating a bright and comfortable living space. An archway leads through to the separate dining room which provides an ideal space for family meals and entertaining, with sliding patio doors opening into the conservatory. The conservatory overlooks the rear garden and offers additional reception space that can be enjoyed throughout the year. The fitted kitchen provides a range of wall and base units with work surfaces, space for appliances and access to the side of the property. To the first floor are three bedrooms and a family bathroom fitted with a white suite including panelled bath with shower over, wash hand basin and WC. The principal bedroom benefits from built-in wardrobes, providing excellent storage. Externally, the property enjoys a prominent corner plot with a generous lawned front garden enclosed by fencing. To the rear is a private garden featuring a paved patio area, lawn and gated access. A detached garage and driveway parking are positioned to the side of the property, offering excellent practicality. Muxton continues to be one of Telford's most desirable residential locations, renowned for its excellent local amenities, schools and convenient transport links. The property is within easy reach of Newport, Telford Town Centre, the M54 motorway network and a variety of local shops, parks and leisure facilities. Viewing highly recommended to appreciate the accommodation and excellent position this property has to offer.



Total area: approx. 76.9 sq. metres (828.3 sq. feet)

Tenure	**We are advised by the vendor that the property is 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 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.**
Viewing Arrangements	**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.**

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 24 September 2026

The Property Ombudsman
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