

39 Withywood Drive, Telford, TF3 2HT Offers in excess of £88,000

Representing a great way of getting on the property ladder is this surprisingly spacious ground floor apartment in the popular location of Malinslee. Being close to Telford town centre with its many shops & amenities the property also benefits from having no upward chain and has masses of potential.

Comprising in brief of an entrance hall with useful built in cupboards, living room, kitchen with ample room for a breakfast table and chairs, two generous bedrooms, bathroom, separate W.C and a large room that can be utilised as storage.

UPVC double glazing and warmed via gas fired central heating.

Situated near the end of the cul-de-sac the apartment has a leafy outlook to the front with communal parking only a short distance away.

An excellent first time purchase, therefore early viewing is highly recommended.

HALL



BEDROOM TWO

12'5" x 8'6" (3.8m x 2.6m)



LIVING ROOM

14'5" x 11'9" (4.4m x 3.6m)



STORAGE

8'6" x 5'10" (2.6m x 1.8m)

BATHROOM



KITCHEN

15'5" x 11'5" (4.7m x 3.5m)



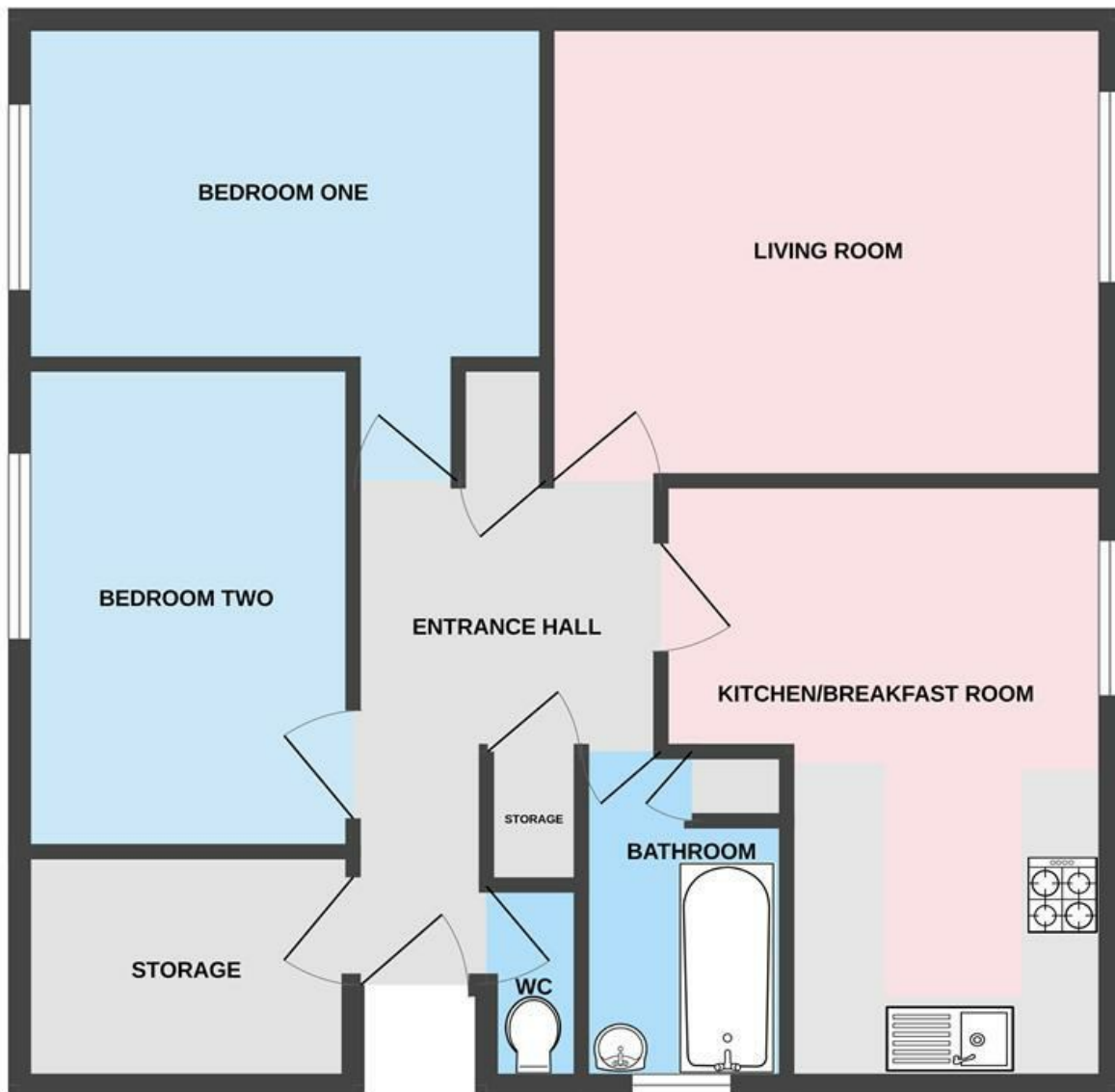
W.C.

BEDROOM ONE

13'5" x 11'9" (4.1m x 3.6m)



GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		