

HARWOOD

THE ESTATE AGENT

01952 881010

78 Coachwell Close, Malinslee TF3 2JE



£180,000 region

This well presented three bedroom home offers an ideal first time purchase, with a practical layout and bright, comfortable living spaces throughout. The ground floor features a well proportioned lounge and a large kitchen/dining room, complete with a modern, well equipped kitchen and a sociable dining area, along with a useful ground floor cloaks. Upstairs, there are three bedrooms and a smart family bathroom, creating a simple and appealing arrangement for everyday living. Externally, the property benefits from on street parking immediately to the front of the property, while the rear enjoys a generous, low maintenance garden that captures plenty of sunshine and provides a great space to relax or entertain. The location is a real advantage, with Telford Town Centre just a short walk away, offering supermarkets, shops, restaurants and the extensive Telford Town Park. Excellent transport links are close by, including the train station and the M54, both reachable in under five minutes, making this a convenient and well connected place to call home.

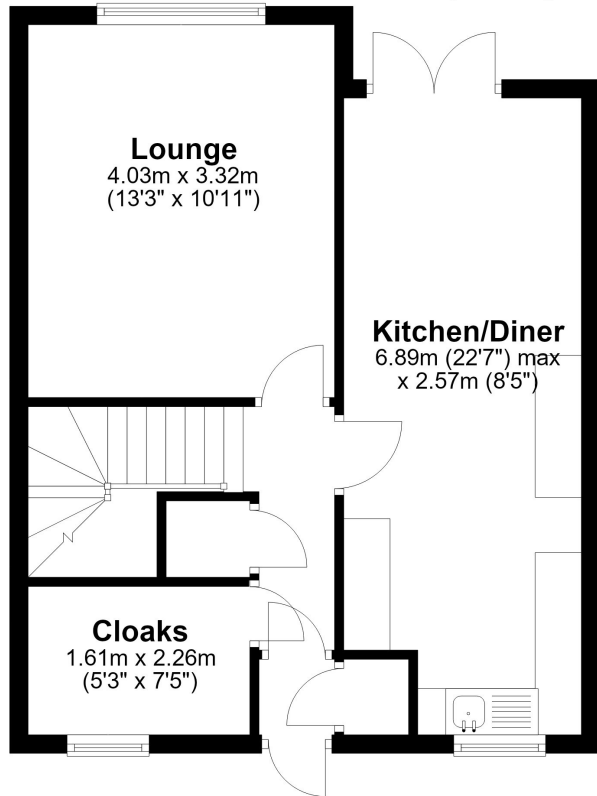
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





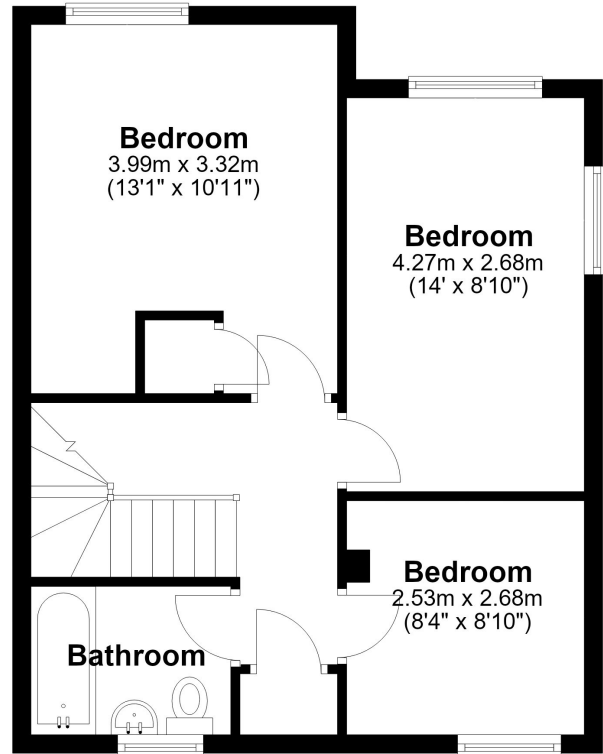
Ground Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



Total area: approx. 88.5 sq. metres (952.7 sq. feet)

Tenure Freehold **Council tax** Band A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 8th September 2026