

# HARWOOD

THE ESTATE AGENT

01952 881010

21 Westbourne, Woodside TF7 5QJ



£ 1 3 9, 9 5 0 region

This lovely family home offers a well planned layout across two floors and is presented in ready to move into condition, with freshly painted neutral walls and laminate flooring throughout most of the property, ideal for children and pets. The ground floor includes an entrance hallway with convenient W.C., leading into a spacious 17ft lounge with patio doors opening out to the garden area, while the modern kitchen and dining area is of a similar size. This generous open plan space includes a contemporary fitted kitchen with built in cooker, hob and hood, and benefits from patio doors opening directly onto the garden, creating a bright, sociable environment perfect for everyday living and entertaining. Upstairs, the first floor provides three comfortable bedrooms arranged around a central landing, along with a shower room and a separate WC, offering practical family convenience. Outside, the property enjoys a fully enclosed rear garden that is not overlooked, offering a private and secure outdoor space for children, pets or relaxing in the sun. The location is exceptionally convenient, with a bus stop just yards from the house and a wide range of amenities within easy walking distance, including nursery, primary and secondary schools, local shops, a play park, community centre and health centre. The area also provides straightforward access to Telford, Madeley and surrounding towns, making it an excellent choice for commuters and families alike.

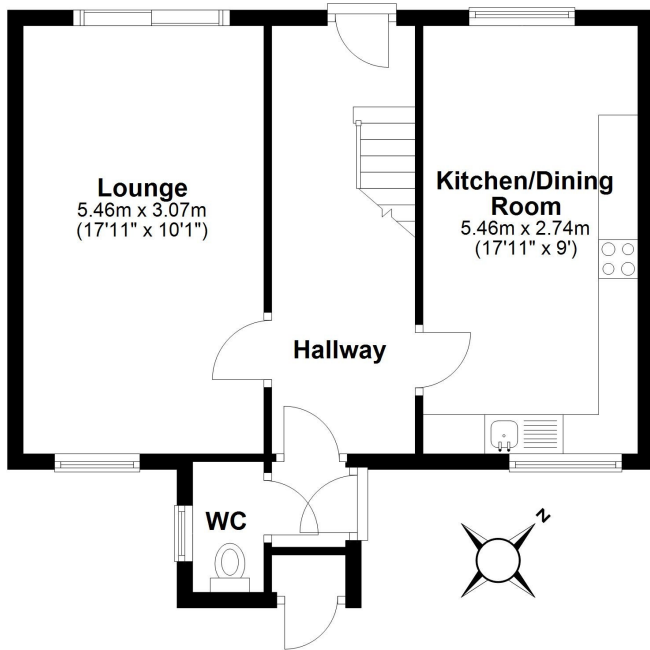
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





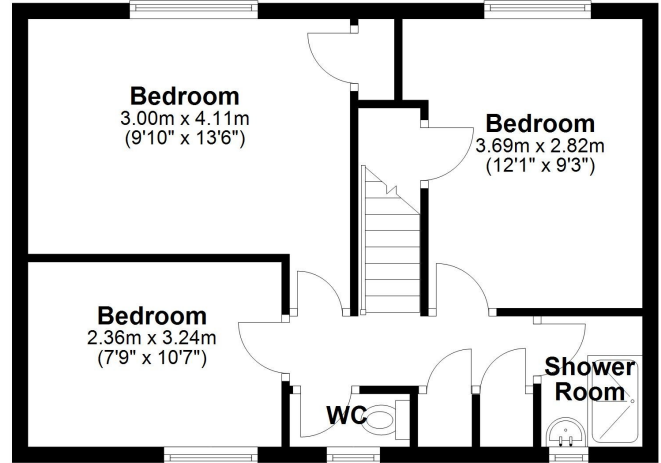
### Ground Floor

Approx. 46.3 sq. metres (497.8 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 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 : 20th April 2026