



Helping *you* move



37 Sutherland Drive, Muxton, TF2 8QB

A beautifully presented extended Semi Detached House situated in a very favourable cull de sac location within this ever popular residential road. The property is in immaculate order and has spacious living accommodation of 3 Bedrooms a Large Lounge, Separate Dining Room and Well Fitted Kitchen, Ground Floor Bathroom, Garage and large well kept Gardens.

Offers in the Region of
£259,995

37 Sutherland Drive, Muxton, TF2 8QB

Overview

- Spacious Extended Semi Detached House
- 3 First Floor Bedrooms
- Lounge, Separate Dining Room
- Extended Kitchen
- Ground Floor Bathroom
- Garage
- Glorious Gardens
- Cul de Sac Location
- Cavity Wall Insulation
- Council Tax Band C
- EPC Rating – E



BRIEF DESCRIPTION

An attractive extended Semi Detached House situated in a pleasant cul de sac location, in a mature residential road within the village of Muxton. The property has accommodation of Entrance Hall, Lounge, Dining Room, Extended Kitchen, Ground Floor Bathroom, 3 Really Good Sized First Floor Bedrooms, Parking to the side of the property leads to Garage and to the rear are the Glorious Gardens. The property also has the benefit double glazing throughout.

LOCATION

Muxton is a popular residential district of Telford and the property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station.

The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.

Please Note: We have no internal photographs of the property.



Your **Local** Property Experts
01952 820 239

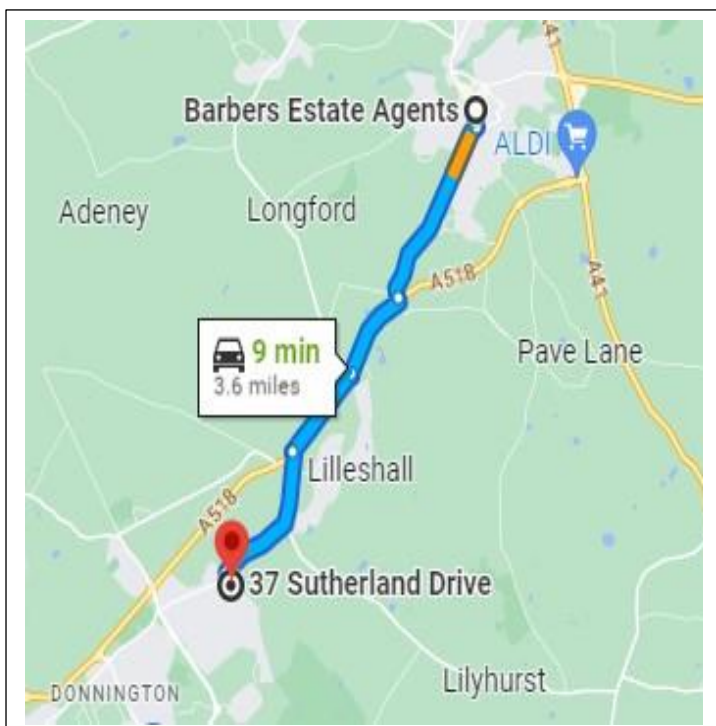


USEFUL INFORMATION: TO VIEW

THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



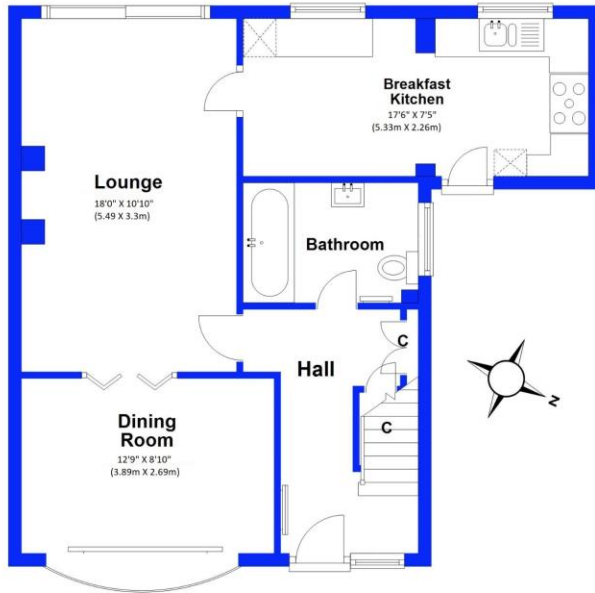
DIRECTIONS: From our office head south on High Street, continue onto Upper Bar then turn right onto Wellington Road and continue for 1.2 miles. At the roundabout, take the 3rd exit onto Wellington Road/A518 and at the roundabout, take the 2nd exit and stay on Wellington Road/A518 for 0.7 miles. Turn left onto Wellington Road, turn left onto Sutherland Drive and the property will be located on the right hand side as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

37 Sutherland Drive, Muxton, Telford



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.