



Helping *you* move



8 Woodbine Drive, Muxton, TF2 8RS

Situated on a prime plot within this desirable residential road, this attractive detached family home offers well presented four bedroom accommodation with much larger than average gardens and a double garage

Offers In Region Of
£325,000

Overview

- Well Presented Detached Family House
- 4 Double Bedrooms, En-Suite to Main Bedroom
- Modern High Specification Kitchen
- Utility, Ground Floor W.C.
- Spacious Lounge
- Large Beautifully Designed Gardens to the Rear
- Wide Frontage and Double Garage
- EPC Rating D-58



Brief Description

A highly desirable detached family home situated on this ever-popular residential road. The property sits on a lovely plot with large attractive gardens and has spacious accommodation to the ground floor comprising: Through Entrance Hall, Ground Floor W.C., very spacious Lounge, separate Dining Room, recently refitted Kitchen with many extras and the Utility Room.

To the first floor is the Master Bedroom with En-Suite and 3 further Bedrooms and a family Bathroom. Externally the property benefits from the Detached Double Garage, Parking and Gardens.

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.



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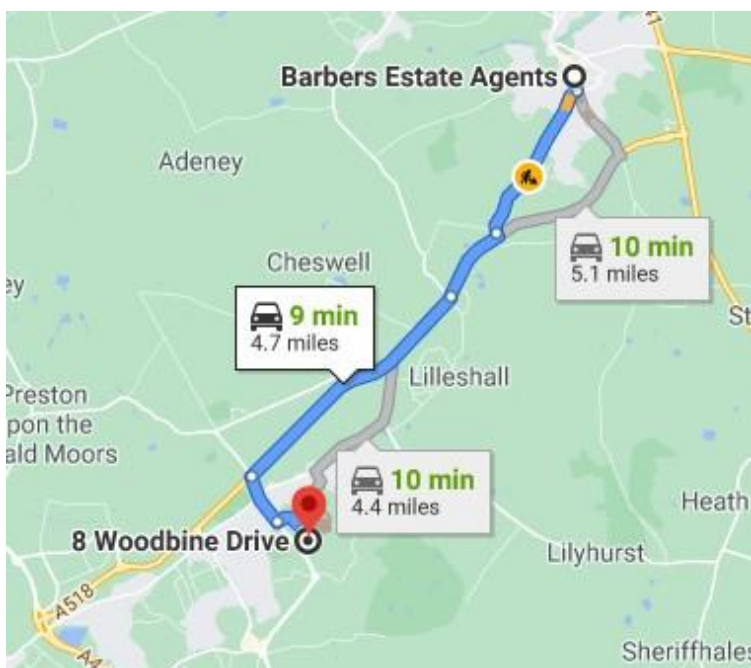
Useful Information

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 Square, St Quentin Gate, Telford, TF3 4EJ.



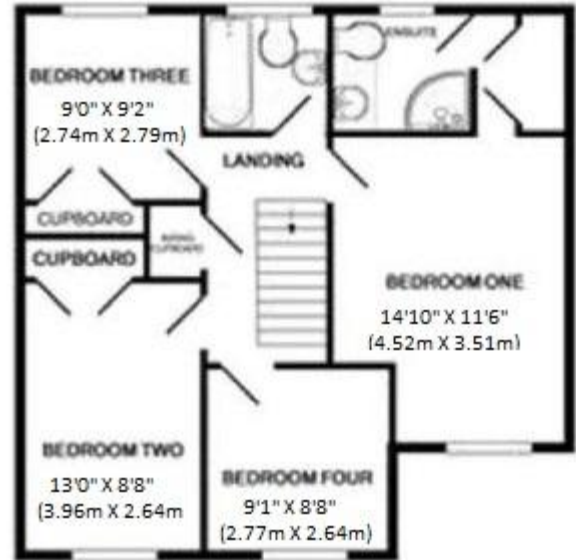
DIRECTIONS: From our office turn right onto Wellington Road & at roundabout take the 3rd exit onto Wellington Road/A51.. At the roundabout, take the 2nd exit, then left onto Wellington Road, left into Muxton Lane, right onto Saltwells Drive - follow this road to the right, then second left where the property can be 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.



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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.