



Helping *you* move



46 Lytham Green, Muxton, TF2 8SQ

A very attractive detached 3 storey six bedroom family home situated on a highly desirable residential road in Muxton. The property has recently been redecorated throughout and also benefits from a double garage.

Offers In Region Of
£400,000

Overview

- Attractive Detached House
- 6 Bedrooms, En-Suite and Family Bathroom
- Lounge, Separate Dining Room
- Good Sized Kitchen Breakfast Room
- Utility Room
- Double Garage
- Parking
- Low Maintenance Garden to Rear
- Attractive Location
- EPC Rating - TBC



Brief Description

An attractively designed detached 3 storey house occupying a good sized plot on this highly desirable road.

The property has accommodation of: Central Entrance Hall, Lounge, Dining Room, Breakfast Kitchen and Utility. First floor of Master bedroom with En-Suite, 3 further bedrooms and Bathroom. Stairs to second floor with 2 further large Bedrooms.

Externally the property sits on a good sized plot with lawned fore Gardens and low maintenance rear Gardens. To the side of this is the Double Garage and Parking Area.

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.



Your Local Property Experts

01952 820239



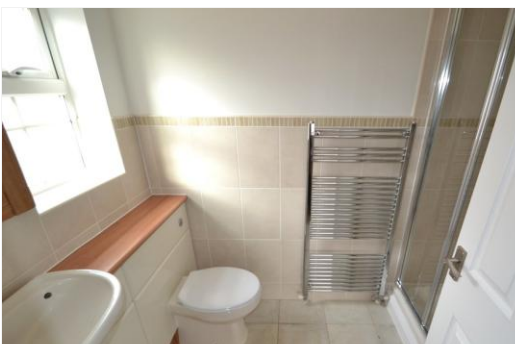
Useful Information

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.

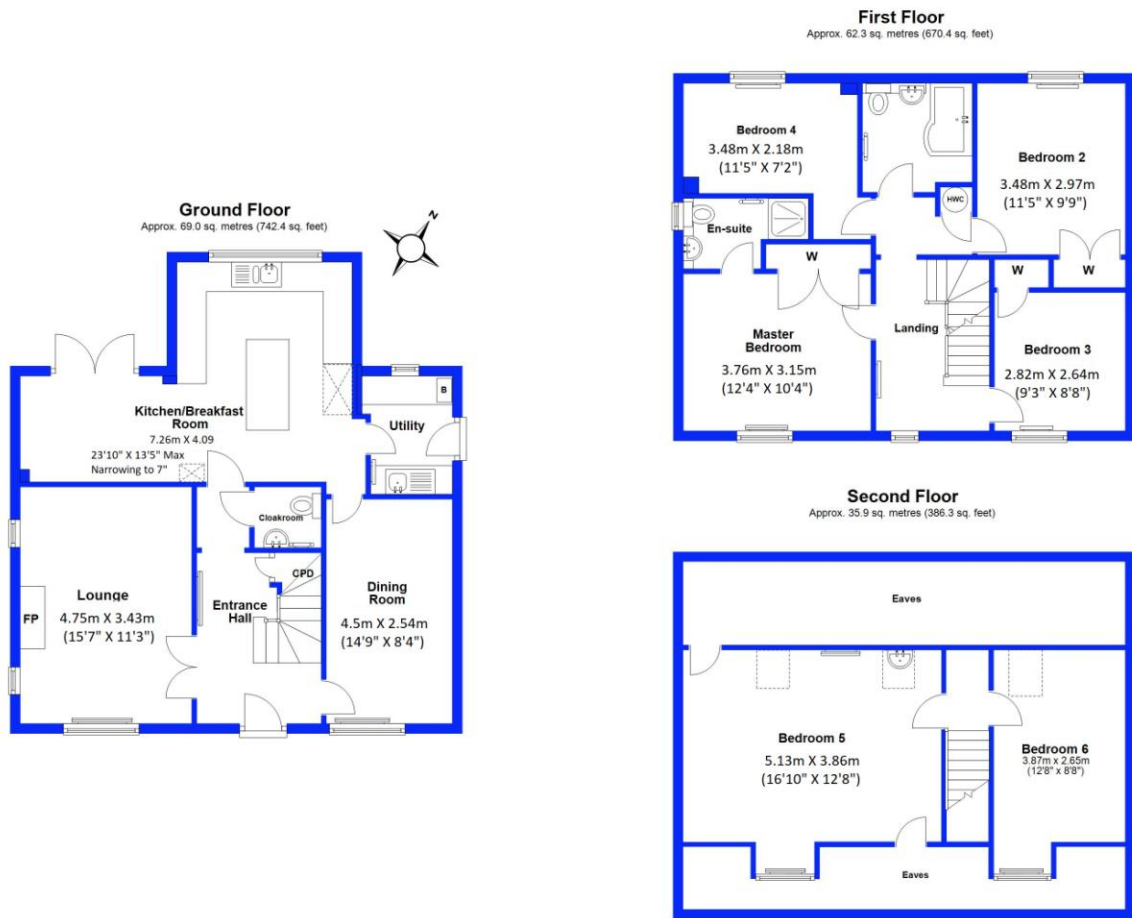
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street, continue towards Upper Bar and then turn right onto the Wellington Road, continue approximately 1.2 miles then at the roundabout take the third exit towards signposted A518 Wellington Road. Continue to the next roundabout and take the second exit and stay on the A518 Wellington Road. Turn next left into Wellington Road Muxton and then take the second turning on your left into Muxton Lane then second right into Saltwells Drive. At the bottom of Saltwells Drive turn left and continue along Marshbrook Way, follow this road for approximately ¼ mile then turning left into Lytham Green where the property will 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.



Total area: approx. 167.1 sq. metres (1799.1 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 were measured 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.

46 Lytham Green, 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 820239

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.

**BARBERS ESTATE AGENTS: 30 High Street,
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