



Helping *you* move



17 Quines Close, Muxton, TF2 8SD

A wonderfully re-designed Detached Family Home situated in the popular area of Muxton. Situated on a corner plot this spacious home offers accommodation of 4 Bedrooms, 2 Bathrooms, Open Plan Kitchen Living Dining Room and Plenty of Parking.

Offers in the Region of
£350,000

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Overview

- Modernised and Improved Detached Family Home
- 4 Large Bedrooms, En-Suite and Refurbished Family Bathroom
- Superb Kitchen Living Dining Area
- Enclosed Lounge, Through Hall
- Ground Floor W.C, Utility
- Improved Parking Area to the Front
- Landscaped Gardens
- Popular Location Close to Granville Country Park
- Gas Central Heating, PVC Double Glazing
- Council Tax Band, EPC Rating C



BRIEF DESCRIPTION

A beautifully redesigned Detached Family Home, situated on a desirable corner plot in the popular area of Muxton. This spacious property features a welcoming Entrance Hall with a Ground Floor WC and internal access to the Garage. The Lounge is generously sized and enclosed, providing a cosy retreat. The open-plan Kitchen, Dining Area and Utility has been recently fitted and flows seamlessly into the former conservatory, now a Sitting Room with a new insulated roof, offering views over the charming gardens. On the first floor, the Main Bedroom boasts an En-Suite, accompanied by Three additional Double Bedrooms. The Main Bathroom has been modernized to a high standard, complete with a Separate Shower. Outside, the front of the property benefits from additional Parking and an Electric Car Charging Point, while the Landscaped Rear Garden, bordered partially by a brick wall and mature shrubs, adds further appeal.

LOCATION

Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country Park on your doorstep.

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 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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



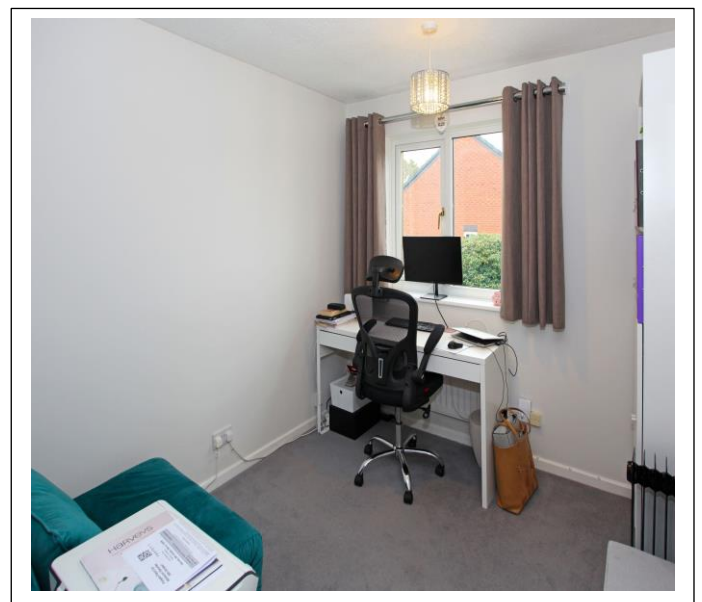
DIRECTIONS: From Newport take the A518 towards Telford turn left at the Clock Tower roundabout, continue straight over the next roundabout and continue to next roundabout and turn left into Marshbrook Way, Turn third left into Ravensdale Drive, then first left into Quines Close where the property will 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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 130.7 sq. metres (1406.4 sq. feet)



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.