



Helping *you* move



### 16 Dorchester Drive, Muxton, TF2 8SR

An immaculate, Detached Family Home in a sought-after location. Features Include: Superb Kitchen, large Lounge, warm-roof Conservatory, Dining Room, 4 spacious Bedrooms (main with En-Suite), and landscaped South-Facing Garden. Parking for 2 Cars, Double Garage and ample living space throughout.

Offers in the Region of  
**£465,000**



# 16 Dorchester Drive, Muxton, TF2 8SR

## Overview

- Detached Family Home
- Four Bedrooms, Main with En-Suite
- Entrance Hall, Ground Floor W.C.
- Lounge, Dining Room, Conservatory
- Re-Fitted Kitchen, Utility Room
- Family Bathroom
- Solar Panels
- Double Garage
- Double Width Driveway
- Lovely Rear Gardens with Paved Patio
- Close to Granville Country Park
- EPC Rating - C-76
- Council Tax Band E



## BRIEF DESCRIPTION

An absolutely stunning and spacious Detached Family Home. Meticulously maintained and offering a perfect blend of style and comfort. The property features a superb Kitchen with a Breakfast Area, a large and beautifully appointed Lounge, and a delightful Conservatory with a warm roof for year-round enjoyment.

Nestled on a highly sought-after residential road, the home boasts Ample Parking for Two Vehicles and a Double Garage. Upon entering, you are greeted by a welcoming and spacious Hallway, which provides access to a Ground Floor W.C and a convenient Cloakroom.

## 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.

**SOLAR PANELS:** We confirm there are sixteen solar panels at the property. We are advised that the solar photovoltaic panels on the roof are leased (via A Shade Greener company) with approximately 14 years remaining on the airspace.



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01952 820 239

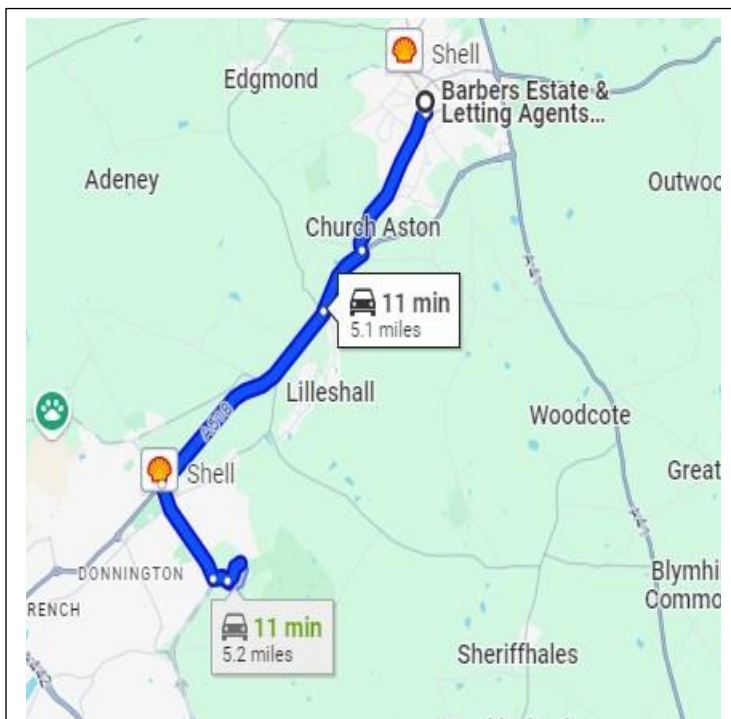


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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



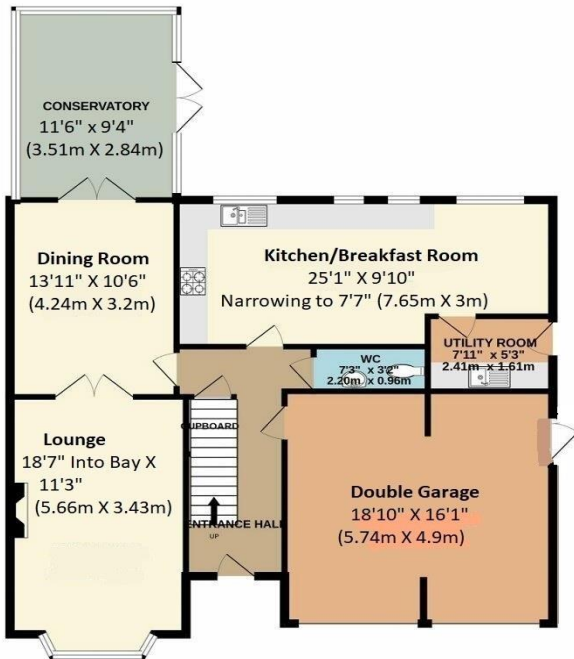
**DIRECTIONS:** From the centre of Muxton, follow Donnington Wood Way to the first roundabout turning left into Marsh Brook Way then first left into Dorchester Drive, where the property is situated on the right hand side.

**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.

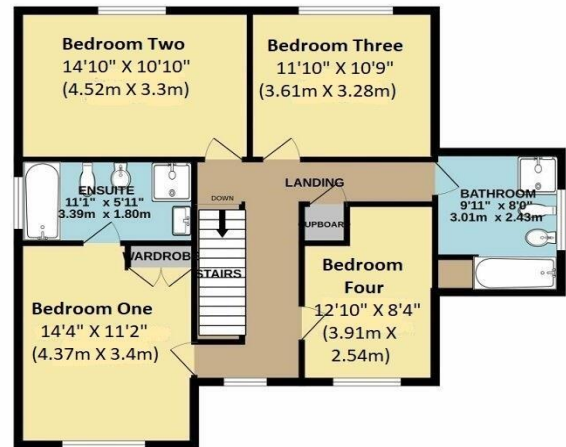
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact 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.



GROUND FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

**Barbers**

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.