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## 10 Sutherland Drive, Muxton, TF2 8PU

A mature Detached Bungalow, located in the popular area of Muxton. This lovely home offers spacious accommodation, including an inviting Lounge, fitted Kitchen, Conservatory, Two generously sized Bedrooms and a Bathroom. It also boasts a Large Driveway and Detached Garage together with lawned Gardens to the front and rear.

Offers in the Region of  
**£250,000**



# 10 Sutherland Drive, Muxton, TF2 8PU

## Overview

- Mature Detached Bungalow
- Two Bedrooms
- Entrance Hall
- Kitchen
- Conservatory
- Lounge
- Bathroom
- Garage
- Driveway Parking
- Lawned Front and Rear Gardens
- Council Tax Band C
- EPC Rating - D



## BRIEF DESCRIPTION

An attractive, mature, Detached Bungalow, ideally situated in the highly sought-after area of Muxton. This charming home offers spacious accommodation, including an Entrance Hall, a bright and inviting Lounge, fitted Kitchen, Conservatory, Two generously sized Bedrooms and a Bathroom.

Set back from the road, the property boasts a Large Driveway with Ample Parking, a Detached Garage, and lawned Gardens to the front and rear, providing a perfect balance of privacy and outdoor space.

## 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.



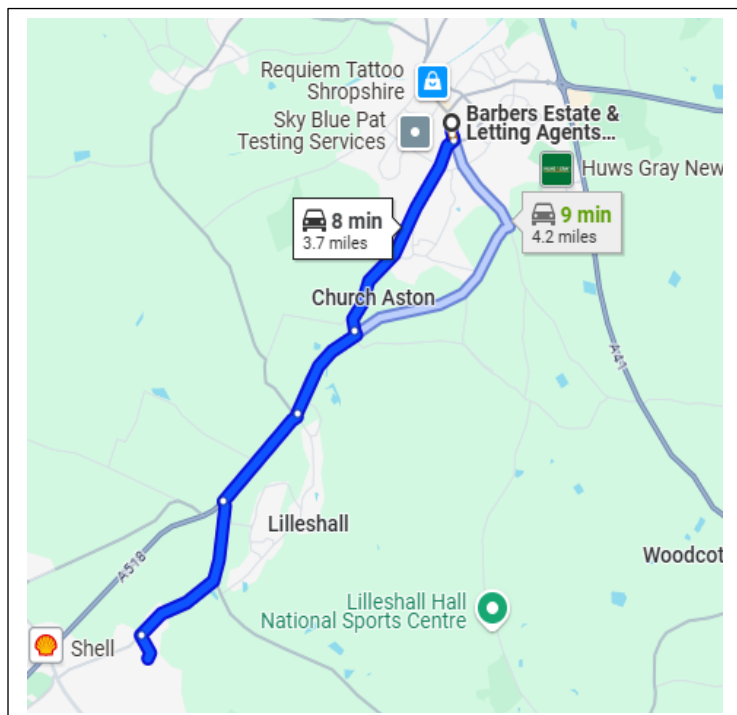
Your **Local** Property Experts  
01952 820 239



**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](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/>

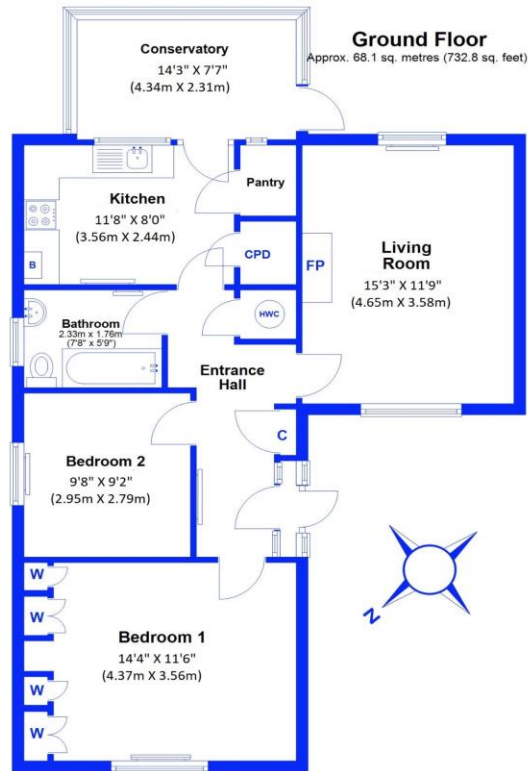
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** Proceeding along the New Trench Road (A518) towards Newport, at Donnington Roundabout (Clock Tower) turn right into School Road and proceed straight over the mini roundabout and take your first left into Wellington Road. Follow the road along and take the fourth turn right into Sutherland Drive and carry on through the road where the property will be found on the left hand side, almost opposite Gower Close.

**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. 68.1 sq. metres (732.8 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.

10 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

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.