



Helping *you* move



21 Muxton Lane, Muxton, TF2 8PB

A beautifully renovated and attractive Semi-Detached House, which has wonderfully long rear garden and is ideally situated within the ever popular village of Muxton and with the Granville Country Park close by. The property offers stylish and well planned accommodation that perfectly blends character with modern comforts in a sought after location.

Offers in the Region of
£245,000

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Overview

- Beautifully Renovated Semi-Detached House
- Three Bedrooms
- Granville Country Park Nearby
- Kitchen Dining Room
- Lounge
- Bathroom
- Driveway Parking for Several Cars
- Lawned Gardens and Rear Patio
- Council Tax Band B
- EPC Rating - D



BRIEF DESCRIPTION

The present owners have worked hard to beautifully renovate this attractive Semi-Detached House, which enjoys a wonderfully long rear garden and is ideally situated within the ever-popular village of Muxton on the outskirts of Telford. The property offers stylish and well planned accommodation comprising: An Entrance Hall, a welcoming Sitting Room, a spacious Kitchen Dining Room, Three good sized Bedrooms, and a modern family Bathroom. Among the many highlights of this lovely home are its Generous Parking Area, its mature and attractive appearance, the superb Long Rear Garden, and its well appointed kitchen and bathroom, making it a property that perfectly blends character with modern comforts in a sought after location.

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
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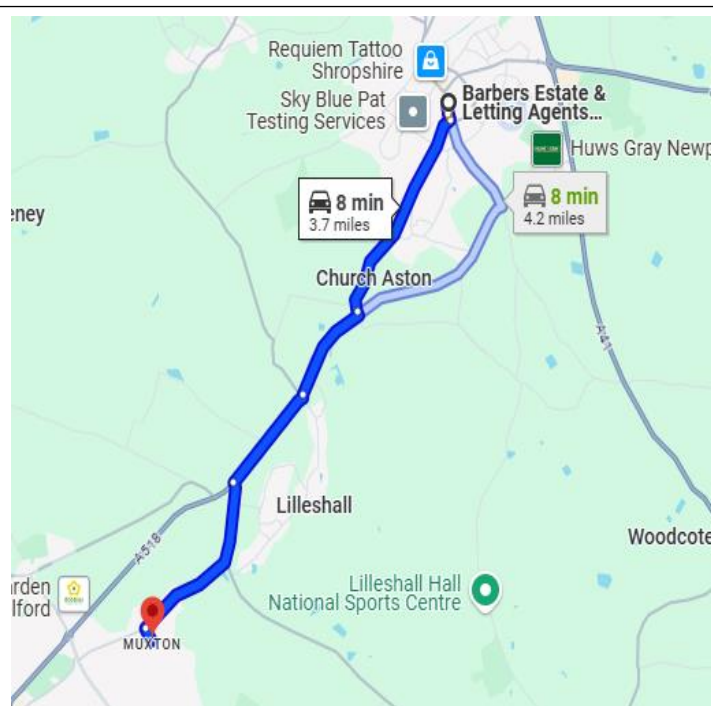


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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

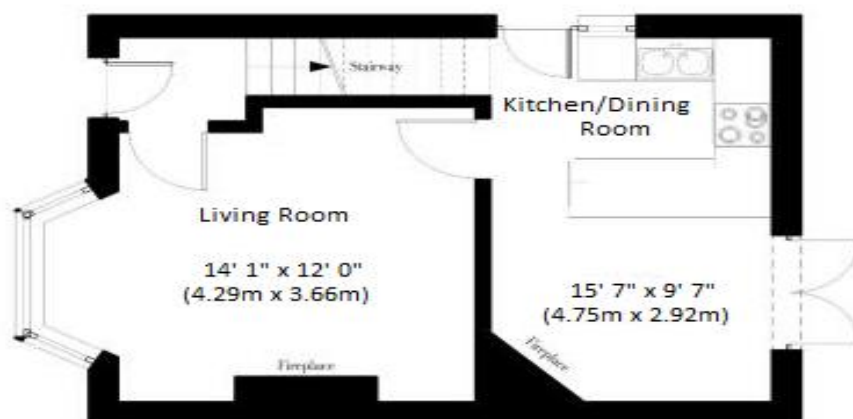
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport take the A518 towards Telford and at the roundabout by the Red House pub proceed straight over. Then take the next left signposted Muxton and follow this road for approximately ½ a mile. Then take the second left into Muxton Lane where the property is marked by our For Sale board.

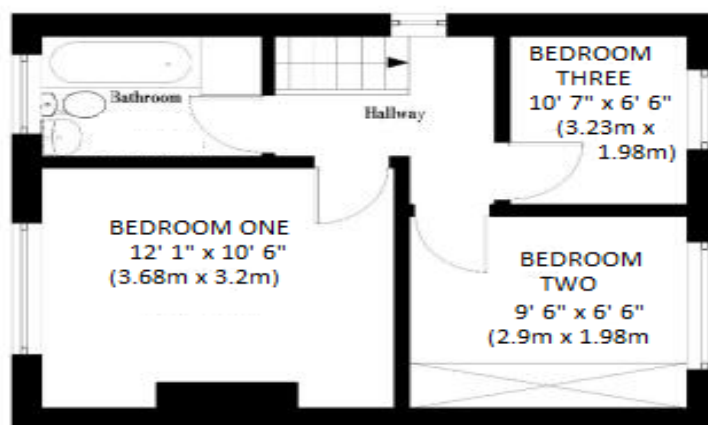
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.



Floor 1

Disclaimer: This floor plan is provided for reference purposes only and is not intended to form any contract or warranty. Although every effort has been made to ensure the accuracy of the layout and dimensions shown, they are not guaranteed and should be used for guidance only. The floor plan is intended to give a general indication of the layout, and actual sizes and dimensions may vary.



Floor 2

Disclaimer: This floor plan is provided for reference purposes only and is not intended to form any contract or warranty. Although every effort has been made to ensure the accuracy of the layout and dimensions shown, they are not guaranteed and should be used for guidance only. The floor plan is intended to give a general indication of the layout, and actual sizes and dimensions may vary.

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

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.