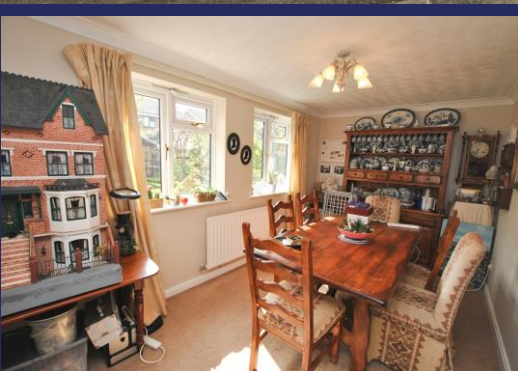




Helping *you* move



32 Saltwells Drive, Muxton

Located in a sought after residential area, this Four Bedroom Detached House with Double Garage provides spacious accommodation throughout, ideal for family occupation. Convenient for a range of local neighbourhood amenities and Primary School.

Offers in the Region of

£385,000

32 Saltwells Drive, Muxton, Telford, Shropshire, TF2 8RJ.

Overview

- Detached House
- Lounge, Conservatory
- Dining Room
- Fitted Kitchen
- Utility Room, Cloakroom
- Bedroom with En-suite
- Three Bedrooms
- Bathroom
- Double Garage, Driveway Parking
- Gas CH, Double Glazing
- No Upward Chain
- EPC D, Council Tax E



Location

Situated in this popular area, convenient for a range of local shops, public houses and supermarkets. Newport with its High Street stores, smaller specialist shops, indoor market and supermarkets is approximately 5 miles distance and Telford which offers more comprehensive shopping, leisure and employment facilities is approximately 5 miles in the opposite direction. Muxton is conveniently situated within easy access of the West Midlands road network, in particular the M6 and the M54.

Brief Description

This much loved and well maintained Detached House provides spacious accommodation, decorated in neutral tones throughout.

A canopy storm porch with entrance door into the Entrance Hall - following the accommodation in a clockwise direction - to the left is the Lounge with walk-in bay window overlooking the front garden, feature brick built fireplace and sliding doors opening into the Conservatory with delightful views over the rear garden. Double doors from the Lounge lead into the Dining Room, located to the rear, and has a door leading into the Kitchen. The Kitchen has a range of fitted drawers, base and wall mounted units, built-in oven, gas hob with extractor, return door to hall and door to the Utility Room with matching units, provision for appliances, door to Garage and door to the garden.



Back in the Hallway, a guest Cloakroom completes the ground floor accommodation. Stairs ascend to the first floor Landing with cupboard and access off to the Bedrooms - Bedroom One overlooks the front with a walk-in bay window, range of built-in wardrobes and En-suite Shower Room. There are three further Bedrooms with built-in wardrobes and two overlook the rear garden and one overlooks the front. The Bathroom has a three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a generous sized block paviour driveway providing parking space and leading to the double Garage. Attractive, well stocked shrub borders and a side access gate lead into the rear garden, a particularly attractive feature of the property with a formal design including patio area, circular lawn with gravel pathway, a plethora of established shrub planting, feature fish pond and feature Summerhouse Shed.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band E.

SERVICES

We are advised that mains water, drainage, gas and electricity 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/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

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 third right into Muxton Lane. Turn right into Saltwells Drive and no.32 will be found a short way along on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37728.240425

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
1045 sq.ft. (97.1 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



32 SALTWELLS DRIVE TF2 8RJ
TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.
Made with Measure ©2025

All measurements quoted are approximate:

LOUNGE 22' 7" x 14' 5" (6.88m x 4.39m) max. plus bay in addition

CONSERVATORY 12' 0" x 10' 3" (3.66m x 3.12m)

DINING ROOM 14' 9" x 8' 6" (4.5m x 2.59m)

KITCHEN 11' 3" x 12' 7" (3.43m x 3.84m)

UTILITY ROOM 8' 4" x 4' 9" (2.54m x 1.45m)

CLOAKROOM 5' 5" x 3' 6" (1.65m x 1.07m)

BEDROOM ONE 13' 1" x 10' 1" (3.99m x 3.07m)

EN-SUITE 5' 6" x 3' 3" (1.68m x 0.99m)

BEDROOM TWO 11' 5" x 9' 4" (3.48m x 2.84m) exclusive of wardrobe

BEDROOM THREE 11' 5" x 8' 8" (3.48m x 2.64m) inclusive of wardrobe

BEDROOM FOUR 8' 7" x 7' 7" (2.62m x 2.31m)

BATHROOM 7' 1" x 5' 6" (2.16m x 1.68m)

DOUBLE GARAGE 16' 5" x 16' 0" (5m x 4.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@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.