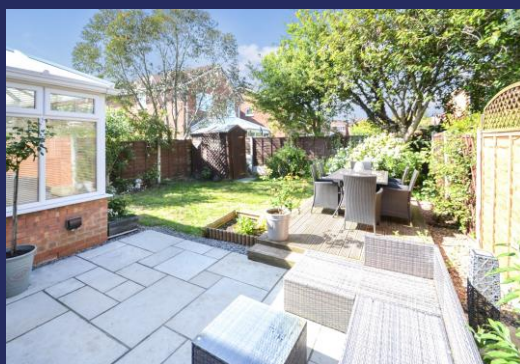




Helping *you* move



3 Perivale Gardens, Muxton, TF2 8RE

A well presented, Three Bedroom Detached Home offering good sized accommodation in a popular location and within walking distance of Muxton Primary School. The property benefits from a versatile Conservatory and a useful Garage/Utility Conversion together with a generous Lounge and a modern Kitchen/Dining Room.

Offers in the Region of
£289,995

3 Perivale Gardens, Muxton, TF2 8RE

Overview

- A Beautifully Presented, Modern, Detached Home
- Located in the Popular Area of Muxton
- Within Walking Distance of Muxton Primary School
- Three Bedrooms
- Principal Bedroom with En-Suite
- Entrance Hall
- Modern Kitchen Dining Room
- Lounge, Conservatory
- Garage/Utility Conversion, Store
- Spacious Family Shower Room
- Generous Parking and Lovely Rear Gardens with Patio and Decking
- Council Tax Band C, EPC Rating D



BRIEF DESCRIPTION

A beautifully presented Detached Home offering spacious accommodation in a popular and highly regarded area. The property benefits from a versatile Conservatory and a useful Garage/Utility Conversion. The well planned layout comprises an inviting Entrance Hall, a generous Lounge, a modern Kitchen/Dining room, a Ground Floor WC, and a Utility Area. Upstairs, there are Three well-proportioned Bedrooms, including a Principal Bedroom with En-Suite, and a spacious Family Shower Room. Externally, the home offers ample Off-Road Parking and an attractive, well-maintained Rear Garden.

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

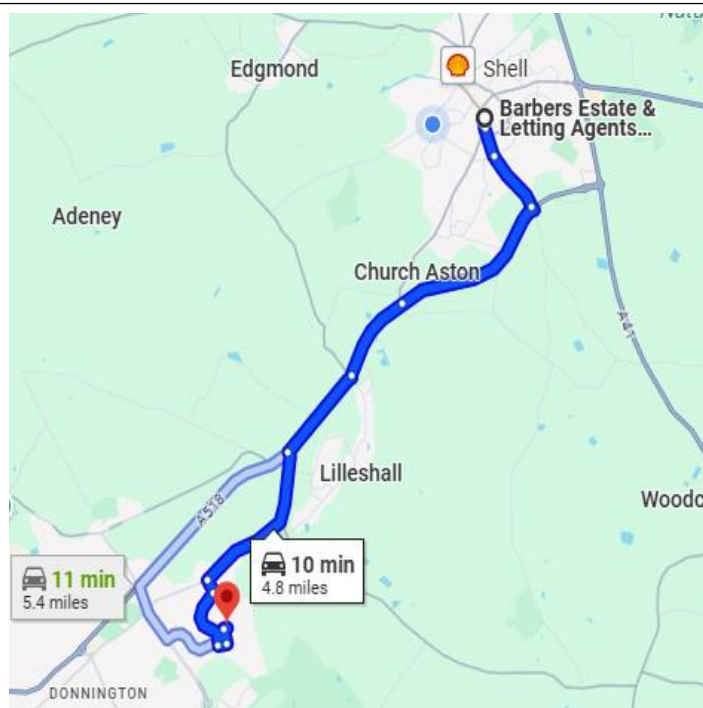


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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



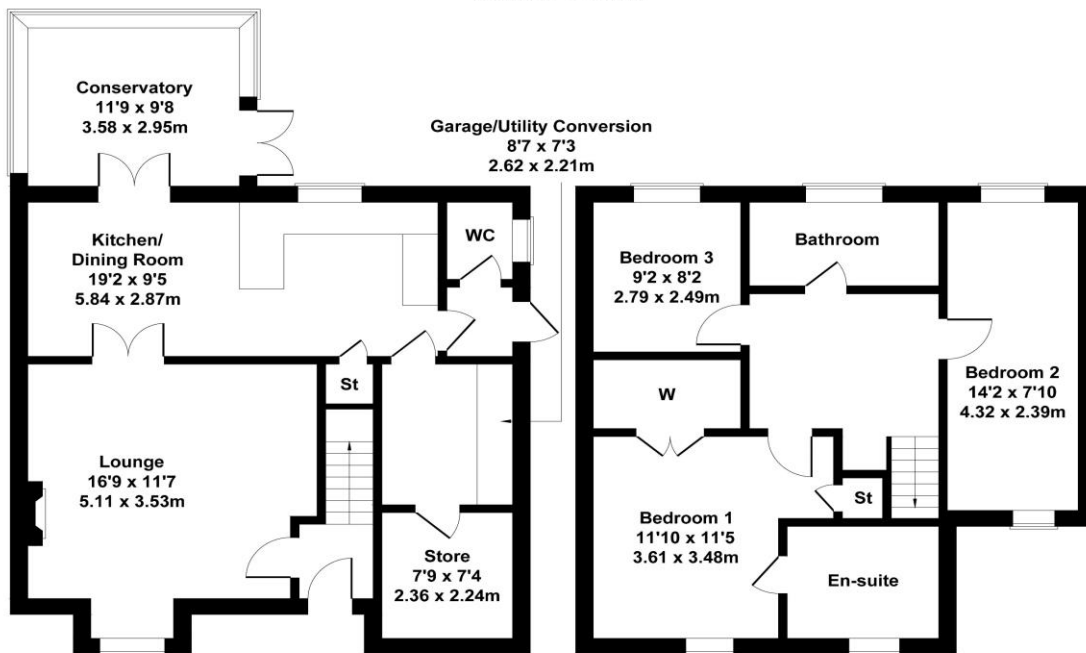
DIRECTIONS: From Newport take the A518 towards Telford turn left at the Clock Tower roundabout, continue straight over the next roundabout and continue to next roundabout and turn left into Marshbrook Way, carry on along Marshbrook Way, until you reach just before Muxton Primary School, then take the left hand turn into Thornton Park Avenue, then take the second turning on the right into Perivale Gardens and the property will be located on the left 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.

3 Perivale Gardens

Approximate Gross Internal Area
1464 sq ft - 136 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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

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.