



44C Muxton Lane, Muxton, TF2 8PD

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**44C Muxton Lane, Muxton, TF2 9PD**

**Freehold – Offers in the Region of  
£795,000**



## **Features**

- **An Exceptional High Quality Self-Built Detached Home**
- **Set in a Generous Plot of Two-Thirds of an Acre**
- **Five Double Bedrooms, Two En-Suites and Family Bathroom**
- **Well Appointed Kitchen Breakfast Room, Utility**
- **Elegant Lounge, Formal Dining Room and Cosy Snug**
- **Study, Underfloor Heating to Both Floors**
- **Double Garage, Ample Parking**
- **Detached Office/Gym, Attractive Patio Areas**
- **Beautifully Maintained Lawned Gardens**
- **Council Tax Band G, EPC Rating - C**



## BRIEF DESCRIPTION

An exceptional, high-quality self-build home, designed to offer the discerning purchaser a superb family residence. Occupying a Generous Plot of approximately Two-Thirds of an Acre, the property enjoys a prime position and beautifully proportioned accommodation throughout. The layout briefly comprises: A Covered Porch leading into a welcoming Entrance Hall with WC/Cloakroom, a well-appointed Kitchen/Breakfast Room, separate Utility, and an additional Ground Floor WC. There is a formal Dining Room, an elegant Lounge with views over the gardens, a cosy Snug and a useful Study – ideal for modern family living and home working.

To the first floor are Five Double Bedrooms. The impressive Principal Suite features a large En-Suite Bathroom and an extensive range of Fitted Wardrobes. Two further Bedrooms share a stylish Jack and Jill En-Suite, complemented by a spacious Family Bathroom.

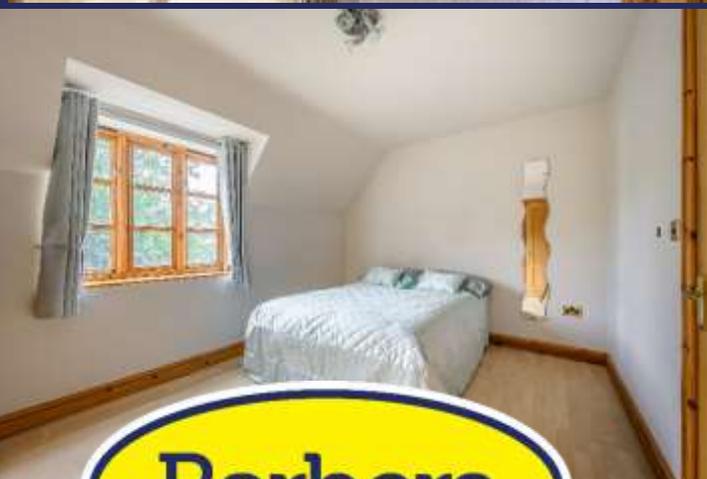


The property benefits from Underfloor Heating to both floors, enhancing comfort and efficiency.

Externally, there is a Double Garage, a Detached Office/Gym, attractive Patio Areas to two sides of the house, Ample Parking and beautifully maintained Lawned Gardens, all combining to create a truly outstanding family home in a superb setting.

**LOCATION:** Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country Park on your doorstep. Within walking distance of the property there is a GP Surgery, Pharmacy, Two Children's Parks and St. Johns Church.

The property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station.



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**TO VIEW THIS PROPERTY:** 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)

**DIRECTIONS:** From our office, head south on High Street and turn right onto Wellington Road. At the roundabout, take the 3rd exit onto A518 towards Telford and, at the next roundabout, take the 2nd exit to stay on A518. After 0.8 miles turn left onto Wellington Road and after 1.1 miles turn left onto Muxton Lane. Carry on along Muxton Lane and with Sutherland Drive on your left, take the next turning on the right, (signposted Access Only 44, 44A, 44B and 44C Muxton Lane) and the property will be located at the end of this lane.

**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

**EPC RATING** – C-76 The full energy performance certificate (EPC) is available for this property upon request.

**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:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**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.

**METHOD OF SALE:** For Sale by Private Treaty.

For Sale by Private Treaty.

NE39730





Total area: approx. 235.7 sq. metres (2632.4 sq. feet)

We have prepared these particulars for the information of prospective purchasers. All dimensions are given to the nearest millimetre. We do not accept liability for any errors or omissions. The accuracy of these dimensions is not guaranteed. The accuracy of these dimensions is not guaranteed. The accuracy of these dimensions is not guaranteed.

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**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 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.



**NEWPORT**  
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