



Helping *you* move



## 2 Winchester Drive, Muxton, TF2 8SJ

A surprisingly spacious and beautifully extended, Detached Home which is located in an established area. The property comprises: Stunning Kitchen, attractive Bathrooms and Four Double Bedrooms including an En-Suite together with a comfortable Lounge, further Sitting Room, Office Space and a Detached Garage with Ample Parking, all set amidst well-maintained Gardens.

Offers in the Region of  
**£450,000**

# 2 Winchester Drive, Muxton, TF2 8SJ

## Overview

- Spacious and Extended Detached Family Home
- Four Double Bedrooms
- Entrance Hall, W.C. Cloaks
- Lounge, Office
- Kitchen Living Dining Room
- Utility Room
- Main Bedroom with En-Suite
- Family Bathroom
- Lovely Rear Gardens with Decking Area
- Security Alarm Fitted
- Generous Parking Area
- Detached Double Garage
- Council Tax Band D, EPC Rating C



## BRIEF DESCRIPTION

Attractively situated within an established residential development, this home unveils a surprisingly spacious interior that has been beautifully extended and upgraded, showcasing a stunning Kitchen, attractive Bathrooms, and an En-Suite. Despite its unassuming exterior, this property offers a substantial living space that exceeds expectations. Upon entry through a welcoming Hall, you'll find an Office Space ideal for work or study, along with a comfortable Lounge area and an impressive Kitchen Living Dining Room designed for modern living. Additionally, a separate Sitting Room provides versatile space for various activities. The accommodation features Four well-proportioned Bedrooms, including a Main Bedroom with an En-Suite for added convenience. A stylishly appointed family Bathroom serves the remaining bedrooms. Further enhancing this property is a double Detached Garage offering secure Parking and storage.

## 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.

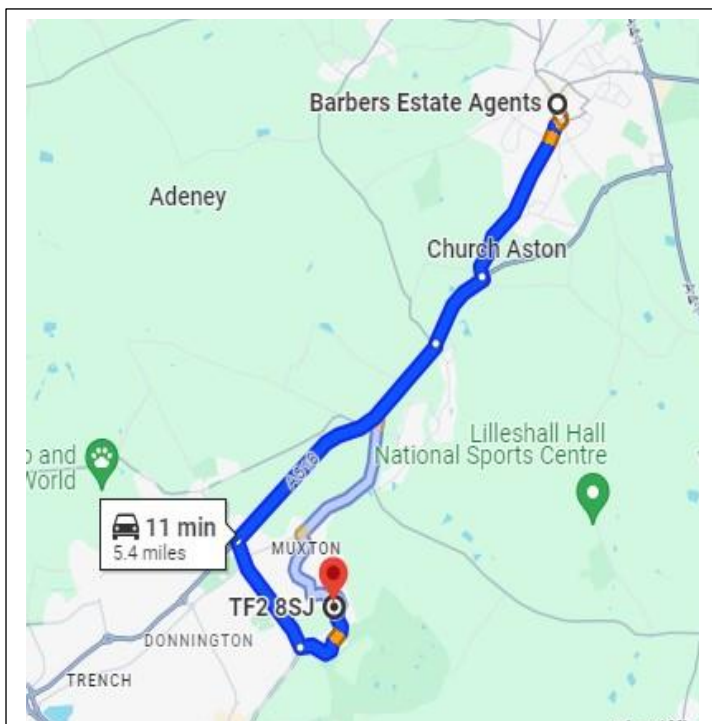
**AGENTS NOTE:** Please be aware, that to the right side of the Garage and to the rear there is a sub power station. Access for the utility company is over the existing driveway.



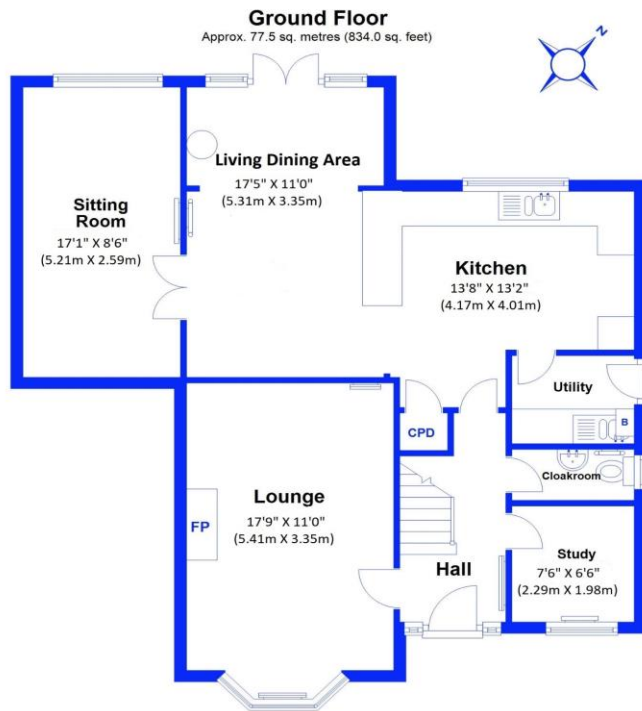
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**USEFUL INFORMATION:** TO VIEW THIS **PROPERTY:** please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)  
**SERVICES:** We are advised 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



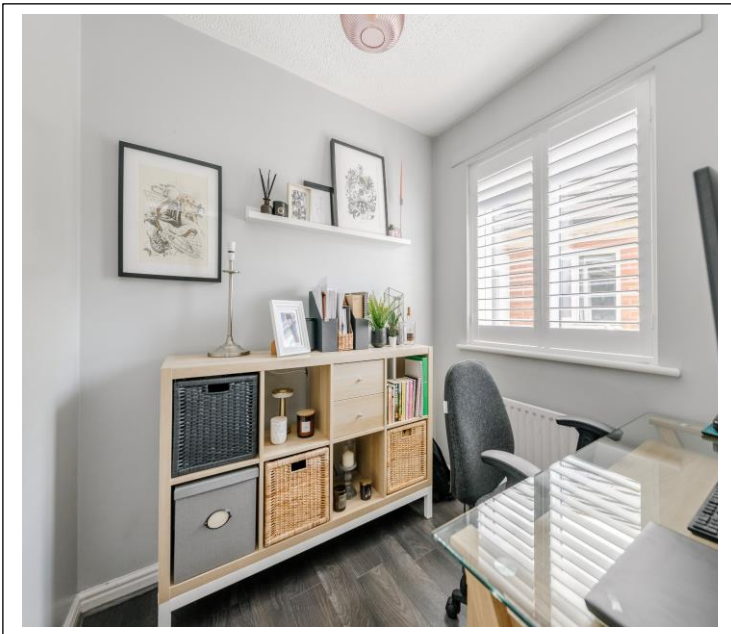
**DIRECTIONS:** From Newport take the A518 towards Telford turn left at the Clock Tower roundabout, continue straight over the next roundabout and continue to next roundabout and turn left into Marshbrook Way, Turn third left into Winchester Drive where the property will be located first right at the end of a private drive.  
**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.



Total area: approx. 136.2 sq. metres (1466.3 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.

2 Winchester 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.