



Helping *you* move



83 Muxton Lane, Muxton, TF2 8PG

A fantastic opportunity to purchase a well located, mature Semi Detached House in need of general updating throughout and set in a larger than average plot. Accommodation comprises: Through Entrance Hall, Lounge, Dining Room, Kitchen, 3 first floor Bedrooms and Bathroom.

Offers in the Region of
£180,000

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Overview

- Mature Semi-Detached House
- In Need of Updating
- Three Bedrooms
- Hallway
- Dining Room
- Kitchen
- Lounge
- Bathroom
- Driveway Parking
- Enclosed Lawned Gardens
- Council Tax Band
- EPC Rating – E



BRIEF DESCRIPTION

A nicely located mature Semi Detached House in need of general updating throughout. With well proportioned accommodation of Through Entrance Hall, Lounge, Dining Room, Kitchen, 3 first floor Bedrooms and Bathroom.

The property sits on a larger than average plot with a great frontage and a good sized driveway for Parking.

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

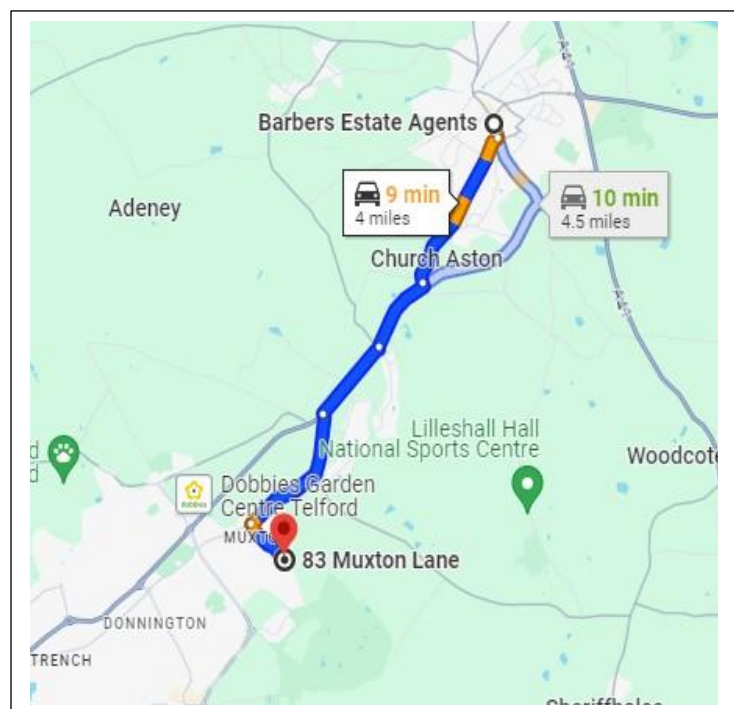


USEFUL INFORMATION: TO VIEW THIS

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 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 - approximately 0.4 miles along Muxton Lane you'll see the property on your left hand side, just opposite the turning for The Paddock, 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: 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.

Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 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.

83 Muxton Lane, 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

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Email: newport@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.