



## 7 Perivale Gardens, Muxton, TF2 8RE

This stylishly decorated and immaculately presented four bedroom home is sure to prove very popular! Over the past few years, the property has benefited from a New Kitchen, Bathrooms, Central Heating Boiler and Landscaped Gardens, creating a home that's ready to move straight into. The property also has the benefit of No Upward Chain.

Offers in the Region of

**£340,000**

# 7 Perivale Gardens, Muxton, TF2 8RE

## Overview

- Beautifully Presented Detached Family Home
- \* No Upward Chain \*
- Four Bedrooms
- En-Suite to Principal Bedroom
- Recently Re-Fitted Kitchen, Bathrooms and Central Heating Boiler
- Open Plan Kitchen Dining Room,
- Utility Room
- Lounge, Oak Doors Throughout
- Ground Floor W.C.
- Family Bathroom
- Garage, Driveway Parking for Two Cars
- Landscaped Gardens with New Panel Fencing, EV Charging Point
- Council Tax Band D
- EPC – D



## BRIEF DESCRIPTION

Immaculately presented and recently refurbished, this stylishly decorated home is sure to make you smile. Over the past few years, the property has benefited from a New Kitchen, Bathrooms, Central Heating Boiler and Landscaped Gardens, creating a home that's ready to move straight into.

Step inside via the Enclosed Entrance Porch into a welcoming Hallway, leading to a comfortable Lounge, a spacious Kitchen/Dining Room, Utility Room and Ground Floor W.C. Upstairs, you'll find an attractive Principal Bedroom with En-Suite, Three further generously sized Bedrooms and a Family Bathroom.

## 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.

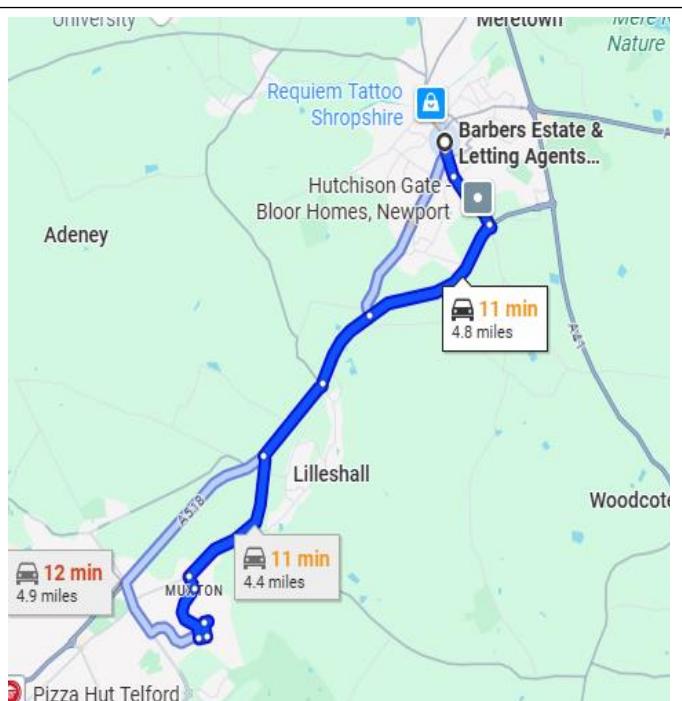
The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.



**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 then turn left at the Clock Tower roundabout, go straight over at the small island and take the 3rd left onto 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 directly ahead.

**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.

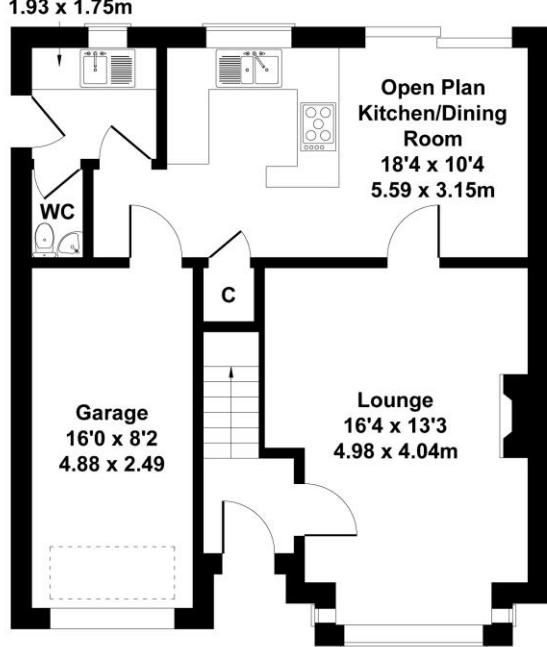
**PHOTOS:** Photos are of previous furnishings and maybe different upon viewing.

## 7 Perivale Gardens

Approximate Gross Internal Area

1119 sq ft - 104 sq m

Utility Room  
6'4 x 5'9  
1.93 x 1.75m



GROUND FLOOR

Family Bathroom

Bedroom 4  
8'3 x 8'3  
2.51 x 2.51m

Bedroom 3  
9'10 x 8'3  
3.0 x 2.51m

Bedroom 2  
10'9 x 8'3  
3.28 x 2.51m

Principal Bedroom  
13'0 x 11'0  
3.96 x 3.35m

En-Suite

A/C

W

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](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.