



Helping *you* move



6 Eglantine Close, Muxton, TF2 8RR

A lovely larger style Four Bedroom Detached Home, located at the end of a Cul de Sac. This spacious property has had a partial conversion of the Double Garage which makes an ideal Granny Annex with Bedroom and Ground Floor Wet Room. Externally the property has good size Gardens and Parking.

Offers in the Region of
£390,000

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Overview

- Larger Style Detached Family Home
- Partial Garage Conversion with Wet Room and Bedroom Five
- Kitchen/Breakfast Room, Utility Room
- Lounge, Dining Room, Conservatory
- Office
- Four Bedrooms Upstairs and Main Bedroom with En-Suite Shower Room
- Family Bathroom
- Lovely Rear Gardens with Patio
- Garage
- Council Tax Band E



BRIEF DESCRIPTION

A lovely versatile larger style Detached Home situated in an end of Cul de Sac location with attractive Gardens to the rear. This spacious property has had a partial conversion of the Double Garage which makes an ideal Granny Annex with Bedroom and Ground Floor Wet Room, together with main accommodation of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen Breakfast Room, Utility, Office, Ground Floor Bedroom and Wet Room. The first floor comprises: 4 good sized Bedrooms, En Suite and Bathroom. Externally there is Parking to the front, Garage, spacious mature Rear Gardens and a good side Gardens and Storage Area.

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

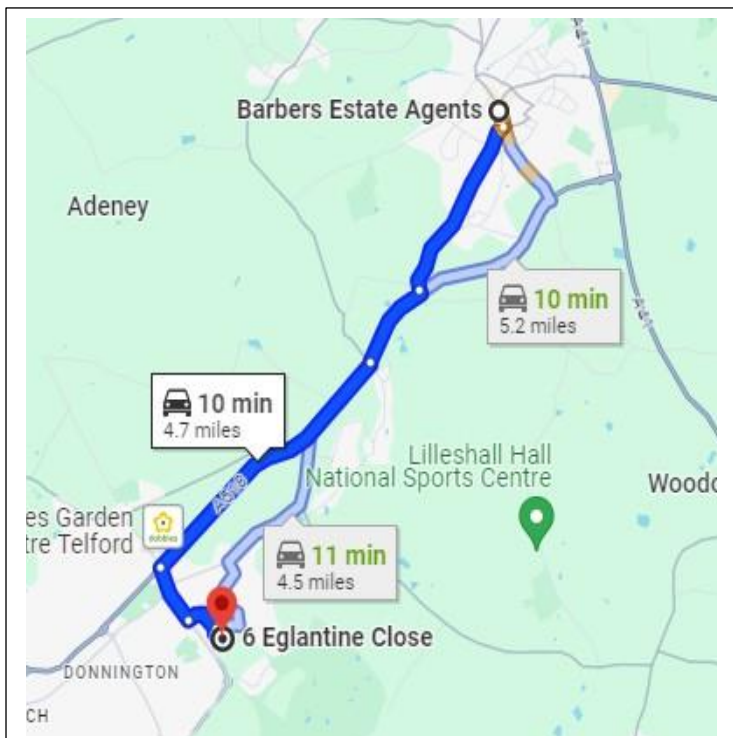
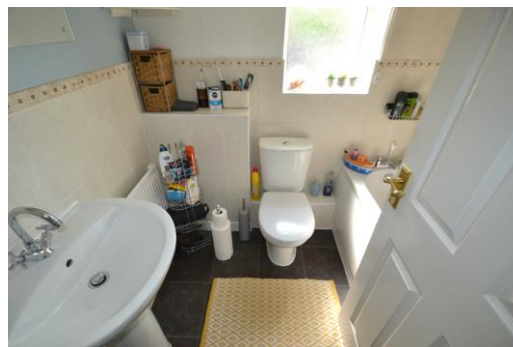


USEFUL INFORMATION: TO VIEW THIS

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/>

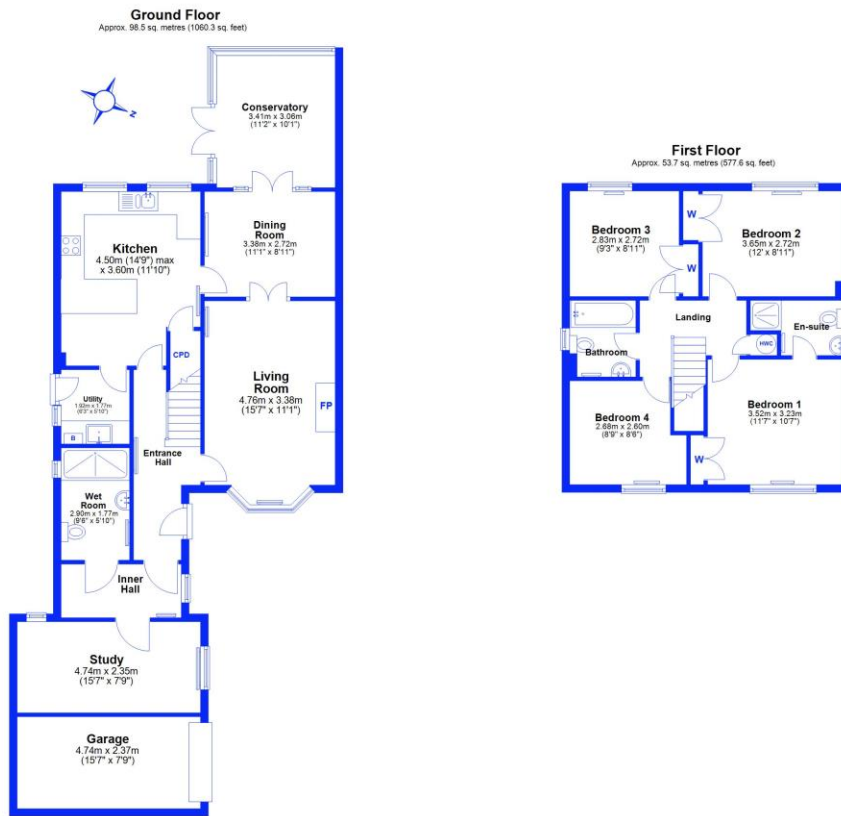
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: The property is 4.7 miles from our Newport Office. Head south on the High Street and then left on Wellington Road all the way to the roundabout with the A518 - take the 3rd exit towards Telford. Stay on the A518 to the Clocktower roundabout - bear left here on the A4640 Donnington Wood Way and after 0.6 miles go left on Marshbrook Way, then right on Woodbine Drive and then left on Eglantine Close where the property will be located in the corner on the right hand side at the end of the private drive.

PROPERTY INFORMATION: The property is 4.7 miles from our Newport Office. Head south on the High Street and then left on Wellington Road all the way to the roundabout with the A518 - take the 3rd exit towards Telford. Stay on the A518 to the Clocktower roundabout - bear left here on the A4640 Donnington Wood Way and after 0.6 miles go left on Marshbrook Way, then right on Woodbine Drive and then left on Eglantine Close where the property will be located in the corner on the left hand side.

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. 152.2 sq. metres (1637.9 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 Planific.

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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.