

HARWOOD

THE ESTATE AGENT

01952 881010

3 Muxton Lane, Muxton TF2 8BP



£ 2 5 0, 0 0 0 region

This traditional three-bedroom family home is pleasantly situated along the ever-popular Muxton Lane, an area well regarded for its convenience and community feel. The location offers easy access to a range of local amenities, including a primary school, doctors' surgery, and the Shropshire Golf Centre, all just a short distance away. The property features a welcoming entrance hallway leading to a well-proportioned lounge with a charming bay window and woodburning stove, creating a warm and inviting focal point. A separate dining area enjoys patio doors opening directly onto the rear garden, providing an ideal space for family meals or entertaining. The kitchen offers a practical layout with scope for modernisation or personalisation. Upstairs, there are three comfortable bedrooms and a family bathroom fitted with an over-bath shower, completing the well-balanced accommodation. Externally, the home benefits from ample driveway parking to the front, a detached garage/workshop, and a generous enclosed rear garden with plenty of space for outdoor enjoyment, gardening, or family activities. The property is perfectly placed for commuters, offering excellent connectivity — just ten minutes from Newport and around fifteen minutes to Telford Town Centre and the M54 motorway, providing straightforward links across Shropshire and beyond.

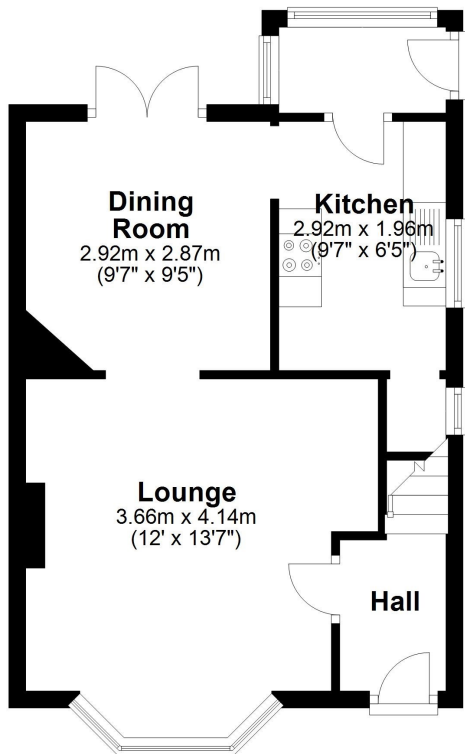
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





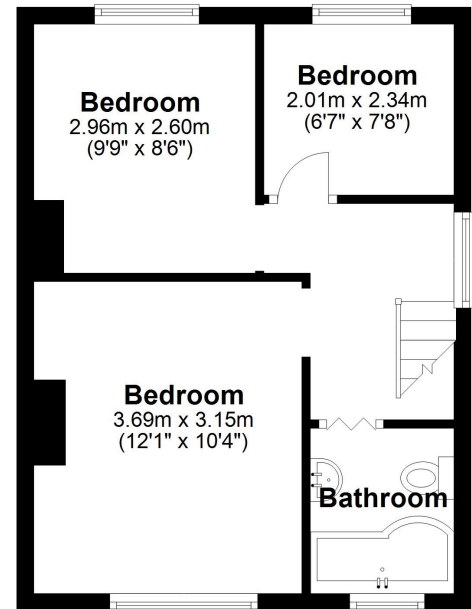
Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



**Garage
(to rear)**
4.81m x 2.54m
(15'9" x 8'4")

Total area: approx. 68.8 sq. metres (740.4 sq. feet) (excluding garage)

Tenure Freehold **Council tax** Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 23rd October 2025