



Wellington Road, Muxton,
Telford



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Offers in excess of £449,950

- Bespoke Four Bed Detached
- Small Development
- Large Kitchen / Diner
- Office / Study
- Appliance Pack and Carpets Included
- Lounge
- Two En-suites + Bathroom
- Freehold
- EPC Rating B
- NO CHAIN, READY NOW !



BESPOKE NEWBUILD, NO UPWARD CHAIN! Appliances Included!! Goodchilds are pleased to present this bespoke new build home in Muxton, Telford. Comprising of a lounge, OFFICE / STUDY, large kitchen / diner, utility, TWO EN-SUITES, four generous bedrooms, family bathroom, GARAGE WITH ELECTRIC DOOR, off road parking and private garden. NO ESTATE MANAGEMENT CHARGES ! For more information or for an advanced viewing please call on 01952 701019 today.

Information

Wellington Road, Muxton is a highly desirable road which runs from Muxton to the edge of Lilleshall. The road has a mixture of period houses and new builds adding character and kerb appeal. The development itself comprises of four bespoke new build homes (two already sold) on a private driveway. Local amenities include Muxton Primary School, a range of local shops, Donnington park and much more.

Each property will be presented with a 10 year warranty and will each be responsible for a share of the private driveway. unlike other new build estates though, this property is not subject to an estate management charge.



Hallway 4.17m x 1.94m

As you enter the property you arrive in the bright and open hallway giving access to the guest cloakroom, lounge, study and kitchen / diner.

Guest Cloakroom

Comprising of a close coupled toilet and wash basin.

Lounge 3.74m x 6.19m

A large lounge space having a feature built in fire surround, window to the front aspect, heating radiator and through access into the kitchen / diner.

Kitchen / Diner 8.67m x 3.25m

A whopping 8.67m in length, this large kitchen / diner complete with a modern fitted kitchen is a perfect room for entertaining. Flooded with natural light from French doors to the rear garden and plenty of space for dining and living furniture.

Utility 3.07m x 1.93m

A handy extension to the kitchen having further storage units in the same style as the kitchen, provisions for further appliances and door to the garden.

Landing

Stairs climb from the hallway to the first floor landing giving access to the bedrooms and family bathroom.

Bedroom One 3.83m x 3.76m

A generous bedroom having a window to the front elevation, ample space for a large bed and furnishings, heating radiator and access into the en-suite.

En-Suite 1.88m x 1.82m

Comprising of a shower enclosure, close coupled toilet and wash basin, with complimentary tiling.

Bedroom Two 3.83m x 3.76m

A second generous bedroom having a window to the rear elevation, heating radiator and access into the second en-suite.

En-Suite 1.88m x 1.82m

Comprising of a shower enclosure, close coupled toilet and wash basin, with complimentary tiling.

Bedroom Three 2.92m x 3.32m

Having a window to the rear elevation and heating radiator.

Bedroom Four 2.92m x 3.32m

Having a window to the front elevation and heating radiator.

Family Bathroom 2.00m x 1.80m

Comprising of a suite including a panel bath, close coupled toilet and wash basin. Complete with complimentary tiling and window to the rear elevation.

Garden 0.00m x 0.00m (0'0" x 0'0")

To the rear of the property is a square and level garden which is being planted with mature trees and lawn. Fully enclosed, the garden will also have a patio area and side access gate.

Garage 5.74m x 3.50m

An Integral garage having an up and over door, electric points and lighting.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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