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**38 Farr Lane, Muxton, Telford, TF2 8TB**  
**Offers In The Region Of £339,950**

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# 38 Farr Lane, Muxton, Telford, TF2 8TB

## Offers In The Region Of £339,950



Muxton, an established residential area on the northern edge of Telford, has a wealth of local amenities including a doctors' surgery, primary school, parks, shops, and hotel/restaurant. The property is also located about five miles from the centre of the market town of Newport with its greater range of amenities, shops and leisure facilities. Telford Town Centre is also about 5 miles away with its comprehensive covered shopping centre, out of town retail parks, mainline railway station and motorway links. Muxton is within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

38 Farr Lane is a well presented detached four bedroomed house, positioned on the perimeter of the development with an outlook to the front over Granville Country Park. Pleasantly approached from the front by a countryside pathway (that leads to the Granville Country Park), the house is set back by a metal railing fence, a front garden is mainly set out to lawn and established shrubs.

Attractive arched recess porch with light fitting.

Edwardian style exterior door to

### Entrance Hall

with ceramic tiled floor and radiator.

### Cloakroom/W.C.

modern white suite comprising low level flush W.C. and wash hand basin. uPVC framed patterned double glazed window to the front. Ceramic tiled floor. Radiator.

### Lounge

15'11" x 11'3" (4.86 x 3.45)

modern stone effect fireplace surround and hearth with inset coal effect gas fire. uPVC framed double glazed windows to the front and side. Radiator.

From the entrance hall, door to inner hall which opens to full width dining/kitchen and utility room.

### Dining Kitchen

11'2" (max) x 24'5" (3.41 (max) x 7.45)

dining area with ceramic tiled floor and radiator. uPVC framed double glazed window with outlook to rear garden. Vertical blade radiator. Understairs cupboard. uPVC framed double glazed French doors to rear garden.

Lovely modern fitted kitchen comprising 1 1/2 bowl sink unit with single cupboard below. Integrated dishwasher to the side. Further corner and single cupboard with roll edge work surface to finish. Inset 4 ring gas hob with 3 drawer unit below. Filter extractor hood above. Built-in eye level double oven/grill with cupboards above and below. Return work surface with further corner cupboard. Integrated larder style fridge. Splashback wall tiling and a good range of matching wall cabinets. Ceramic tiled floor. Recessed spotlights and uPVC framed double glazed window to rear garden.

### Utility Area

5'6" x 5'7" (1.68 x 1.72)

1 1/2 bowl stainless steel sink unit with cupboard below. Recess either side with plumbing connection suitable for a washing machine and a larder style freezer. Splashback wall tiling and ceramic tiled floor. External door to side path. Radiator.

From the hall, stairs to landing with hatch to loft.

### Bedroom One

12'5" x 11'3" (3.81 x 3.45)

good size main bedroom with built-in full height wardrobe/shelving unit. Further built-in wardrobe. uPVC framed double glazed window with outlook to the front onto adjacent wooded area. Radiator.

### En suite Shower Room

coupling tiled shower cubicle with mains feed shower. Low level flush W.C. and pedestal wash hand basin. Chrome towel radiator. uPVC framed patterned double glazed window.

### Bedroom Two

12'5" x 9'5" (3.80 x 2.89)

built-in double and single wardrobes. uPVC framed double glazed window with outlook to the front onto adjacent wooded area. Radiator. Built-in airing cupboard with hot water cylinder.

### Bedroom Three

9'4" x 7'10" (2.85 x 2.40)

uPVC framed double glazed window with rear aspect. Radiator.

### Bedroom Four

9'1" x 8'6" (max) (2.79 x 2.60 (max))

uPVC framed double glazed window with rear aspect. Radiator.

### Family Bathroom

modern white suite comprising panelled bath with chrome shower over. Pedestal wash hand basin and low level flush W.C. Full height wall tiling above bath and half height tiling behind remaining sanitary ware. Chrome tower radiator, recessed spotlights and uPVC framed patterned double glazed window.

### Outside

Pleasantly approached from the front by a countryside pathway (that leads to the Granville Country Park), the house is set back by a metal railing fence, a front garden is mainly set out to lawn and established shrubs.

From the front, side gate and path to rear garden. The enclosed rear garden is set mainly out to slatted patio with lawn beyond. Further patio area to one corner and built-in store. From the rear garden, side gate to paved driveway (providing off road parking for 2 cars) and a single garage. Garage having up-over door to the front, power and lighting. Outside light and tap.

### Additional Information

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band D.

**EPC RATING:** C (78)

**TENURE:** We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

\*Vendors have made us aware that there are/are not mobile black spots within the property (give details).

**RIGHTS AND RESTRICTIONS:** The vendors are not aware of any of any rights or restrictions affecting the property.

**SHARED ACCESS:** Vendors confirmed that there is a shared access to the residents parking area.

**FLOODING ISSUES:** Vendors have confirmed that the property has not been flooded in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** Vendors are not aware of any planned developments in the area.

**COAL FIELDS/MINING:** The house is in a known coal mining area but no issues relating to mining have been reported by the vendors.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

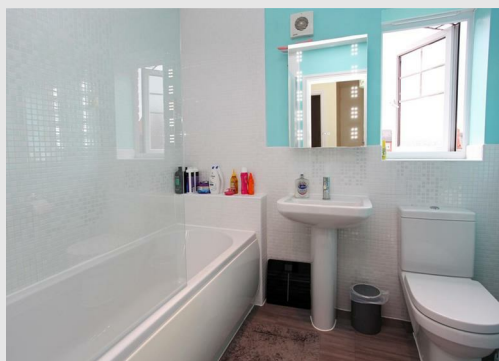
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

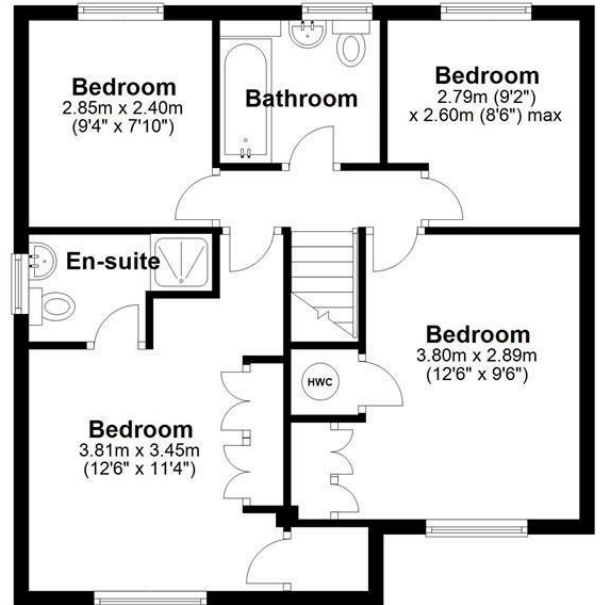
### Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 121.8 sq. metres (1310.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

