



**Estate Agents
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16 Cookson Close, Muxton, Telford, TF2 8SZ
Offers In The Region Of £299,950



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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.

The gas centrally heated and fully double glazed accommodation over three floors comprises;

Panelled front door and lantern light into...

Entrance Hall

With attractive LVT hardwearing flooring and radiator.

Guest Cloakroom

Having pedestal wash basin with tiled splashback and close coupled WC. Radiator

Lounge

17'10" x 13'11" (average) (5.44 x 4.25 (average))

With front and rear aspects having a contemporary media wall with decorative modern inset fireplace. Radiator and wood effect hardwearing floor coverings.

Refitted Dining Kitchen

15'3" x 9'4" (4.65 x 2.87)

Having a range of modern grey fronted cabinets comprising base and wall mounted cupboards and drawers with under counter lighting and quartz fitted work surfaces. Inset sink and drainer with boiling water mixer tap. Built-in BOSCH double oven incorporating a microwave oven and grill. Separate 5 ring gas hob and chimney style extractor cooker hood above. Integrated dishwasher and space for double height fridge / freezer. Upright modern radiator. Double doors open to the rear garden.

Utility

4'3" x 4'3" (1.30 x 1.30)

With matching built-in storage cupboards incorporating space and plumbing provision for washing machine and dryer. External courtesy door.

Stairs from the Hall rise to a first floor Landing having front and rear aspects. Radiator and built-in shelved storage cupboard.

Bedroom Two

12'5" x 8'9" (3.80 x 2.67)

Having built-in double wardrobe with hanging rail and shelf. Radiator and front aspect window.

En-suite Shower Room

With enclosed shower cubicle and electric shower unit. Corner pedestal wash hand basin and tiled wall to half height. Close coupled WC. Radiator and rear aspect window.

Bedroom Three

9'8" x 9'5" (2.95 x 2.88)

Having front aspect window. Radiator and built-in storage cupboard.

Bathroom

With panelled bath and tiled surround. Pedestal wash hand basin and close coupled WC. Radiator and front aspect window.

A door off the Landing opens to the Dressing Area with radiator and rear aspect window having stairs to...

Principle Bedroom

12'7" x 11'6" (3.84 x 3.52)

Recently built as a part of a loft conversion, this light and airy room benefits from both front and rear aspects. Radiator and useful eaves storage.

En-suite Shower Room

With full-width tiled shower cubicle having modesty screen. Circular wash hand basin set on a wooden vanity unit. Concealed low-level flush WC. Chrome faced ladder radiator and rear aspect window.

Outside

The property is accessed off Cookson Close over a short paved path and front garden laid to coloured slate with a block paved driveway leading to the detached Garage (5.23 x 2.77) having power and light. A wooden side gate opens to a paved patio area and wooden decked area. Power point available and external lighting. Water tap.

Additional Information

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

EPC RATING: C

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 no mobile black spots within the property.

RIGHTS AND RESTRICTIONS: We are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any.

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

DIRECTIONS: Proceed from Newport along A518 towards Telford. At the Clock Tower roundabout take the first exit left, over the mini island and across the traffic lights in the direction of Muxton (Donnington Wood way) At the next roundabout turn left into Marshbrook Way then second right onto Cookson Close. Follow the road up and bear to the right where the property can be found ahead.

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.

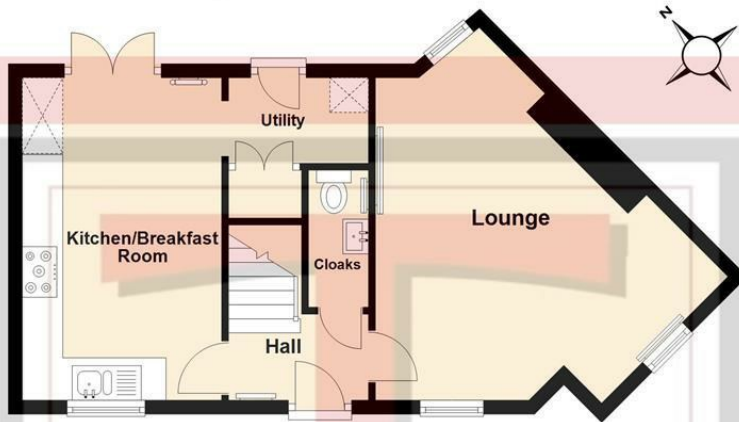




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85
England & Wales		EU Directive 2002/91/EC

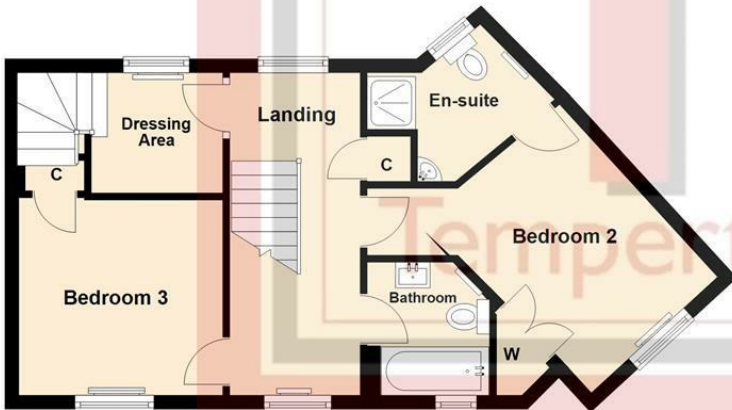
Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



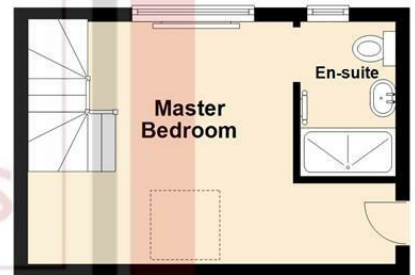
First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Second Floor

Approx. 18.7 sq. metres (200.7 sq. feet)



Total area: approx. 102.6 sq. metres (1104.2 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.

Plan produced using PlanUp.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

