



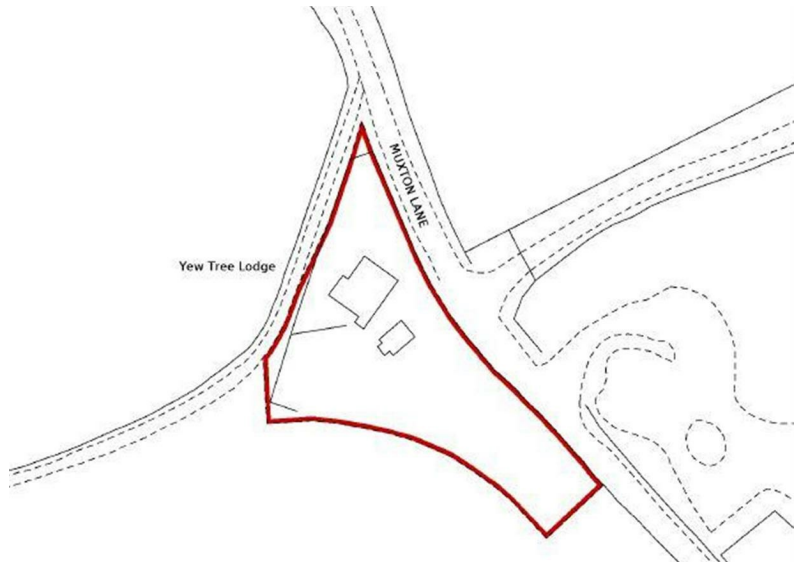
**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
sales@tempertons.co.uk



**Yew Tree Lodge Muxton Lane, Muxton, Telford, TF2 8PQ  
Offers In The Region Of £475,000**

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# Yew Tree Lodge Muxton Lane, Muxton, Telford, TF2 8PQ

## Offers In The Region Of £475,000



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 of 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.

### Available with No Upward Chain

Yew Tree Lodge is situated towards the head of Muxton Lane in pleasant semi-rural surroundings. Positioned opposite the entrance to The Shropshire Golf Club, bar and restaurant, on an individual plot extending to about .65 of an acre, the property comprises a detached dormer style bungalow with detached double garage, workshops and outbuildings and a large roughly surfaced area of yard.

The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Recess entrance porch with light fitting.

Hardwood entrance door with patterned double glazed units and matching side panels.

### Entrance Hall

having radiator. Cloaks cupboard/ understairs cupboard.

### Lounge

14'9" x 13'10" (4.52 x 4.23)

well proportioned reception room with living flame coal effect gas fire, marble style back and hearth. Timber surround. uPVC framed double glazed windows to the front and side. Radiator.

### Breakfast Kitchen

12'10" x 13'10" (3.93 x 4.23)

with a range of base and wall mounted cupboards, the former finished with roll edge work top comprising 1 1/2 bowl sink unit with recess to the side having plumbing connection for a dishwasher. Gas Redfyre range cooker with two ovens and two hotplates. Wood burning stove. Radiator and uPVC framed double glazed window with outlook onto roughly surfaced area of yard and neighbouring wooded bank.

Connecting door to rear hall off which is a

### Cloakroom W/C

with low level flush W.C. and corner wash hand basin. uPVC framed patterned double glazed window.

Approached off the rear hall is a

### Conservatory

8'0" x 12'7" (2.45 x 3.86)

having brick base walls with uPVC framed double glazed units above and a hipped double glazed roof. Power and lantern light fitting. uPVC framed door and French doors to rear and side gardens respectively. Also plumbing connection for a washing machine. Glow worm fired boiler (working condition not known).

### Bedroom One

12'10" x 14'0" (3.92 x 4.28)

front aspect with uPVC framed double glazed window, radiator and built-in shelved cupboard.

### Bedroom Two

10'5" x 14'0" (3.20 x 4.28)

having uPVC framed double glazed window with rear aspect. Radiator. Hardwood door to

### Conservatory Two

10'3" x 8'2" (3.13 x 2.50)

having brick base walls with uPVC framed double glazed units above and a hipped glazed roof. Power and lighting. uPVC framed double glazed French doors to rear garden.

### Bathroom

generous size with suite comprising bath, wash hand basin and low level flush W.C. Separate shower cubicle with mains feed shower. uPVC framed patterned double glazed window. Radiator. Fully tiled walls. Built-in shelved airing cupboard with lagged hot water cylinder.

From the entrance hall stairs with half landing and windows. Extending to large top landing with built-in shelved cupboard. Also walk in eaves storage.

### Bedroom Three

10'11" x 13'10" (3.34 x 4.23)

double size bedroom with shower cubicle, wash hand basin and low level flush W.C. Radiator. uPVC framed double glazed window.

### Study/Office Room

4'7" x 14'0" (1.40 x 4.28)

with power and lighting. uPVC framed double glazed window. Off is eaves storage area.

### Outside

The property is approached off Muxton Lane over a block pavior driveway that provides off road parking to the front for 3-4 cars. The front garden is set out to areas of lawn and shrubbed borders and beds. There is vehicular from the driveway (access via double side gates) to the rear of the property.

Separate vehicle access off Muxton Lane to roughly surfaced tarmac parking area and detached double garage with roller shutter doors to the front, also side door and power. Attached to the rear of the garage are two useful stores. Also substantial timber workshop, freestanding garage building and shed.

Significant roughly surfaced areas of yard to the side and rear of the dormer bungalow, with the latter having frontage on to Muxton Lane and both with neighbouring wooded backdrop.

### Additional Information

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

**EPC RATING:** F (33)

**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 and gas are connected. Drainage is to a septic tank.

**BROADBAND AND MOBILE SERVICES:** We do not have any information about the availability of broadband and mobile phone service at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

**RIGHTS AND RESTRICTIONS:** None to note.

**FLOODING ISSUES:** None to note.

**PLANNING PERMISSIONS/DEVELOPMENTS:** None to note.

**COAL FIELDS/MINING:** The property is located in a known coal mining area.

**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.

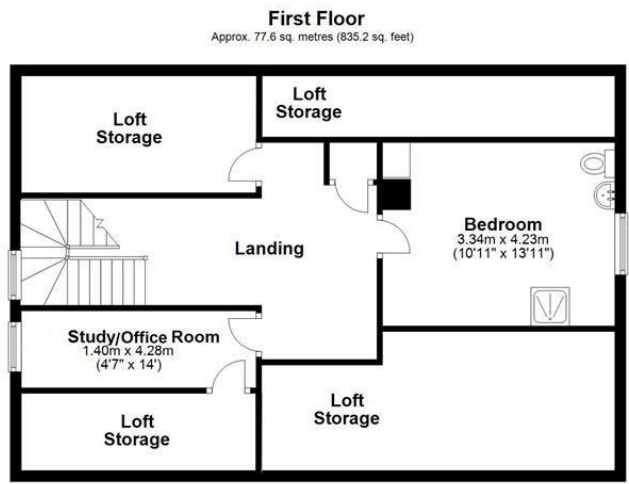
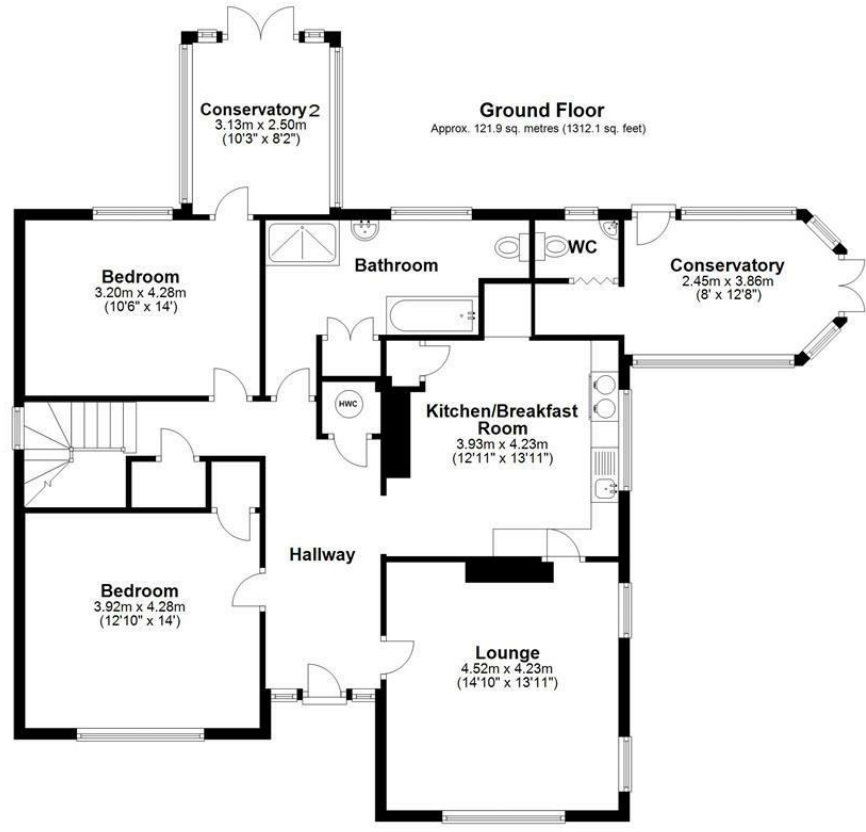
**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**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>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>76</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>33</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 |



Total area: approx. 199.5 sq. metres (2147.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.