



**Estate Agents
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126 Fieldhouse Drive, Muxton, Telford, TF2 8PJ
Offers In The Region Of £165,000



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Muxton sits on the northern edge of Telford, and benefits from local amenities including a doctors' surgery, primary school, parks, shops, a church and hotel. The property is also located within four miles of the centre of the market town of Newport with its greater range of amenities, schools and leisure facilities. Telford Town Centre is also about 5 miles away with its covered shopping centre, retail and leisure parks, mainline railway station and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

Available with No Upward Chain

No. 126 Fieldhouse Drive comprises a two bedroomed semi-detached house in a favoured residential area, close to local amenities. The property is in need of some general refurbishment/modernisation and is set out in more detail:-

uPVC framed double glazed entrance door to

Good Size Side Reception Porch

having ceramic tiled floor, power and lighting. Also uPVC framed patterned double glazed windows and built-in storage cupboards. uPVC framed patterned double glazed inner entrance door to

Hallway

having understairs storage cupboard.

Lounge

10'8" x 13'11" (3.26 x 4.25)

uPVC framed double glazed picture window to the front. Radiator. Fireplace surround.

Dining Room

8'3" x 13'11" (2.54 x 4.25)

two uPVC framed double glazed windows with rear aspect. Radiator.

Kitchen

15'5" x 7'1" (4.72 x 2.18)

comprising a range of fitted base and wall mounted cupboards with tiled worktops. Stainless steel double drainer single basin sink unit. Plumbing connection for a washing machine. Space for a gas cooker. Radiator. uPVC framed double glazed window with outlook to rear garden. Also external door to side garden.

From the hall stairs to

Landing

uPVC framed patterned double glazed window. Built-in cupboard housing. Gas fired combination boiler.

Bedroom One

10'8" x 11'4" (3.26 x 3.46)

good double size bedroom. uPVC framed double glazed window to the front. Panelled radiator. Built-in wardrobes and storage cupboards.

Bedroom Two

11'2" x 8'2" (3.41 x 2.49)

double size bedroom with uPVC framed double glazed window. Panelled radiator. Built-in shelved cupboard.

Shower Room

comprising shower cubicle with electric shower. Low level flush W.C. and pedestal was hand basin. Tiled walls. uPVC framed patterned double glazed window. Radiator.

Outside

The house is set back from the road by an open front garden, finished to lawn. Concrete surfaced driveway providing off road parking for at least two cars. Fenced side garden finished to slabbed path and lawn, leading to low maintenance rear garden set out to slabbed patio and hard standing.

Additional Information

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

EPC RATING: E (51)

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. Vendor unaware of any mobile blackspots within the property.

ADDITIONAL CHARGES: We understand that there are no additional charges payable for the property. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: Vendors are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or permissions.

COAL FIELDS/MINING: Telford is an historic coal mining area and prospective purchasers are advised to make their own investigations regarding this. The vendor is not aware of any mining related issues having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: 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.

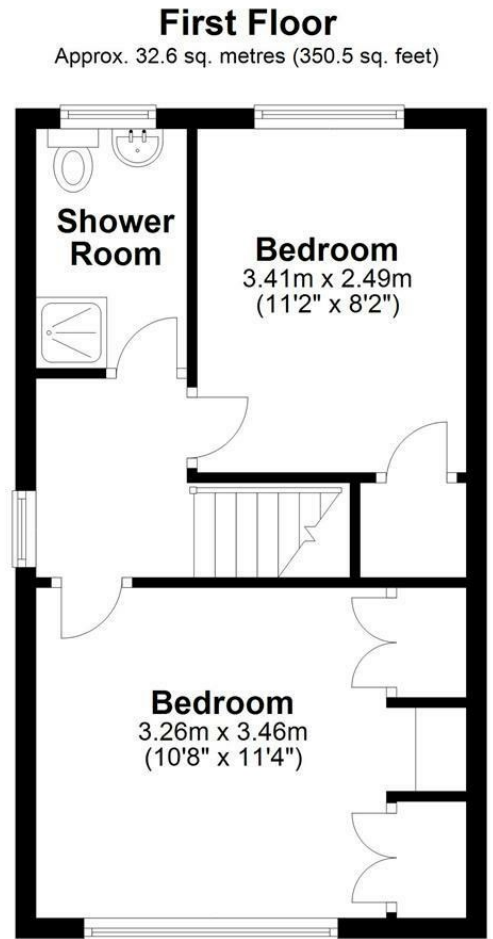
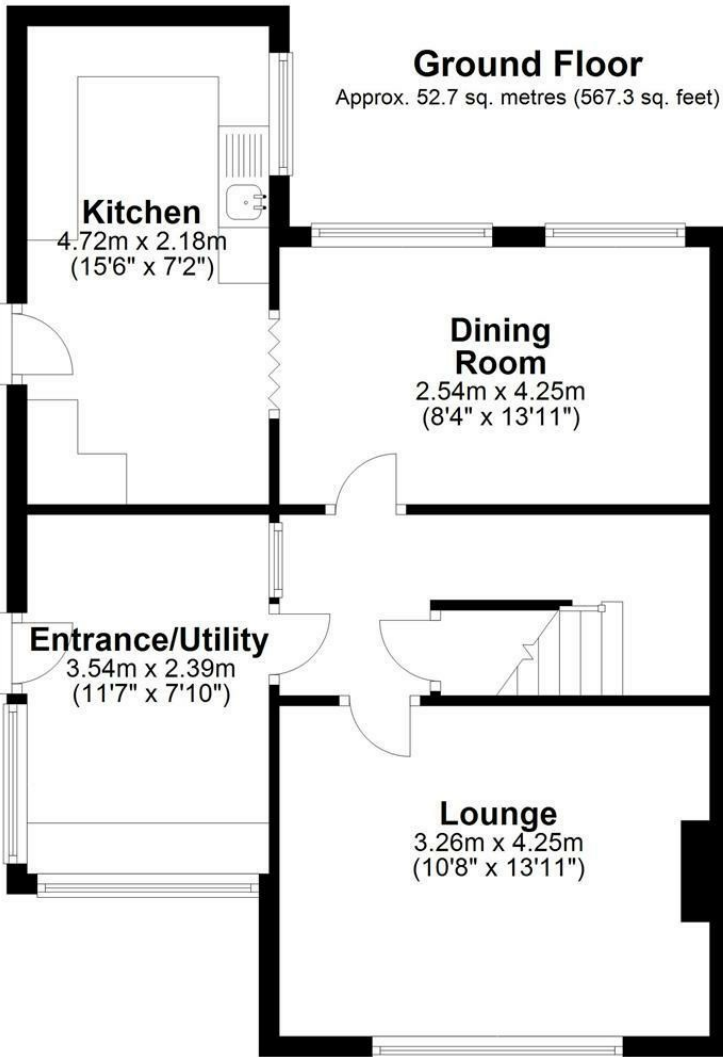
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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) 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		
	51	74
England & Wales		EU Directive 2002/91/EC



Total area: approx. 85.3 sq. metres (917.8 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.