



**Estate Agents
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10 Goodrich Close, Muxton, Telford, TF2 8SN
Offers In The Region Of £385,000

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Muxton sits on the very northern boundaries of Telford, and benefits from a wealth of local amenities including a doctors' surgery, primary school, parks, shops, a church and hotel. The property is also located within five 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 parks, mainline railway station and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

The property is offered with no upward chain, set out in further detail below;

Secure partially glazed front door into...

Entrance Hall

Having an understairs cupboard and radiator. Door to...

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin. Front aspect uPVC double glazed window.

Lounge

Having a front aspect uPVC double glazed window. Central fireplace incorporating an electric fire. Two radiators. Glazed double doors open into...

Dining Room

Having double glazed sliding doors opening into the rear garden. Radiator.

Kitchen

Base and wall mounted units with shaker style cupboards and drawers having contrasting work surfaces over. Integrated microwave and double oven. 5 ring gas hob with extractor hood over and sink with drainer. Rear aspect uPVC double glazed window and radiator.

Utility Room

Having space and plumbing provisions for a washing machine, dishwasher and dryer with work surfaces above. 1 1/2 sink with drainer and cupboard below. Space for upright fridge-freezer. Side aspect uPVC double glazed window and rear courtesy door. Door to Garage. Gas fired central heating boiler and radiator.

Staircase from the Entrance Hall rises to the first floor Landing, cupboard housing the hot water cylinder and hatch to loft.

Main bedroom

Having a front aspect uPVC double glazed window and built-in double wardrobe. Fitted bedroom furniture incorporating two cupboards, two bed side tables and corner dressing table. Radiator. Door to...

En-suite

Being fully-tiled with walk-in mains fed shower cubicle. Inset wash basin with cupboard below and low-level flush WC. Towel radiator.

Second bedroom

Double bedroom having a front aspect uPVC double glazed window and built-in double wardrobe. Radiator

Third bedroom

Double bedroom having a rear aspect uPVC double glazed window and radiator

Fourth bedroom

A good sized single bedroom having a rear aspect uPVC double glazed window and radiator.

Fifth bedroom

Single bedroom having a front aspect uPVC double glazed window and radiator.

Outside

The front of the property is landscaped to lawn and a block paved drive, offering off-road parking leading to an integrated Garage (5.11 x 2.79) having an up and over door, power and light. A wooden gate leads to a further secure metal gate, opening to a pleasant rear garden. Landscaped to shaped lawns, patio and gravelled areas with mature shrubs. To the rear there is an additional fenced section of the garden with a further round patio area and timber shed. Additional timber shed to the other side of the house.

Additional Information

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

EPC RATING: C (69)

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.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The house is in a historic 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

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.

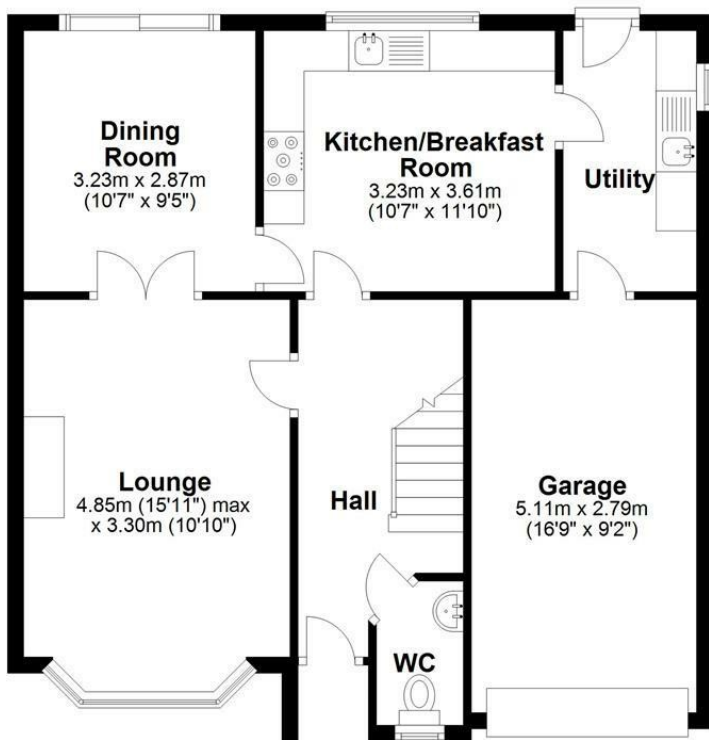




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

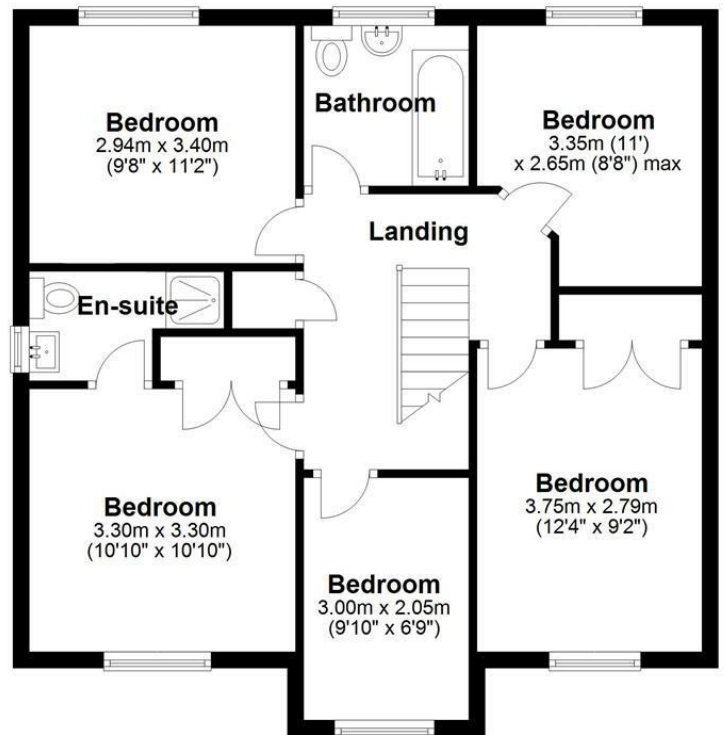
Ground Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



Total area: approx. 135.1 sq. metres (1454.4 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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.