



## 16 Wallett Drive, Muxton.

Offers in the region of £165,000

This modern, 2 Bedroom, first floor apartment is extremely spacious and boasts a very large open-plan living space which is light, airy and inviting. Being situated at the end of the cul-de-sac with views towards the adjoining Granville Country Park, this immaculate property offers a small balcony to the main Bedroom, contemporary fittings throughout and allocated parking.

Briefly comprising Entrance Hallway, Kitchen/Lounge/Diner, 2 double Bedrooms and Bathroom (with bath and separate shower cubicle), there is an intercom phone entry system, communal gardens and a car park offering allocated and visitor parking spaces. Located within easy reach of a 24 hour supermarket/petrol station, local primary school and all transport links, it also benefits from NO UPWARD CHAIN! Gas C.H., uPVC D.G.

Council tax band B. EPC C Rated. Ground rent & Service Charge payable. Lease length approx.136 years remaining.

## 16 Wallett Drive Muxton Telford Shropshire

## Property entered via

the main front door (with intercom phone entry system), into a communal hallway with stairs leading to the first floor. The apartment door is on the left hand side and leads into

Entrance Hallway 11' 10" x 3' 0" (3.60m x 0.91m)

Kitchen/Lounge/Diner 17' 1" x 18' 0" (5.20m x 5.48m) (min)

Bedroom 1 14' 0" x 10' 0" (4.26m x 3.05m) (min)
Double French doors onto the balcony.

Bedroom 2 12' 0" x 7' 5" (3.65m x 2.26m) (min)

Bathroom 9' 0" x 6' 0" (2.74m x 1.83m) (min plus shower)

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VIEWING STRICTLY BY APPOINTMENT ONLY

## Externally

To the front of the apartment block is a car parking area with one allocated space. Additional visitor parking is also available.

Well kept communal garden areas surround the property with easily accessible pathways providing pleasant walks around Granville Country Park.

GROUND FLOOR 654 sq.ft. (60.8 sq.m.) approx











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