



26 Old Willow Road, Breton Park.

Offers in the region of **£137,500**

Having been refurbished by the current owner, this spacious double unit park home boasts 2 double Bedrooms, a 19ft Lounge/Diner, low maintenance wrap around garden and views over adjoining countryside to the rear. Being situated on the popular retirement development at Breton Park, it benefits from a modern wet room style Shower Room, electric car charger point and additional Dressing Room/Study.

Briefly comprising Entrance Porch, contemporary Kitchen, Lounge/Diner, 2 Bedrooms, Walk-in Wardrobe, Dressing Room/Study and Shower Room, externally there is driveway parking for one vehicle and a paved garden to 3 sides with attractive planting to the perimeter. Cash Buyers Only. Over 55's only. Service Charge - £201 p/m. Council Tax Band A.

26 Old Willow Road Breton Park Muxton Telford Shropshire

Property entered via
part glazed uPVC door into

Entrance Porch 5' 0" x 5' 0" (1.52m x 1.52m)
Door into

Kitchen 11' 6" x 9' 0" (3.50m x 2.74m) (max)
Door to built-in pantry cupboard. Door to

Lounge/Dining Area 19' 10" x 14' 4" (6.04m x 4.37m) (max)
Double French doors to the garden terrace. Door to rear hallway which provides access to both Bedrooms and Shower Room.

Bedroom 1 10' 11" x 9' 7" (3.32m x 2.92m)
Fitted wardrobes and over-bed storage. Door to

Walk-in Wardrobe 6' 8" x 4' 2" (2.03m x 1.27m)

Bedroom 2 9' 9" x 9' 7" (2.97m x 2.92m) (max)
Fitted wardrobes. Door to

Dressing Room/Study 6' 8" x 5' 3" (2.03m x 1.60m)

Shower Room 6' 6" x 5' 4" (1.98m x 1.62m)
Wet Room style.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

A driveway allowing parking for one car leads to a pedestrian gate to the garden. To the front is paving leading to steps up to the front door and round to the side. A low maintenance gravelled area lies to the fore interspersed with plants and extends to a further border containing mature plants and shrubs.

The pleasant enclosed garden extends to three sides and is completely paved. Offering pleasant seating areas and views over adjoining countryside, there are several borders to the perimeter. Electric car charging point. Two outside taps.



TOTAL FLOOR AREA: 736 sq. ft. (68.4 sq. m.) approx.
Values every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and other items are approximate and no responsibility is taken for any error or omission or mis-measurement. This plan is for general guidance only and should be used as a guide for any prospective purchaser. The agent, however, will not be liable for any error or omission or mis-measurement. Values with Manager 12/2025

Barker Healey

PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
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