



Helping *you* move



### Ryefields, Wellington Road, Muxton, TF2 8NZ

A fantastic opportunity to purchase this outstanding Detached, Mature and characterful Family Home. The property occupies a large plot is set well back from the road and offers discerning purchasers the opportunity to extend and improve if necessary.

Offers in the Region of  
**£450,000**

# Ryefields, Wellington Road, Muxton, TF2 8NZ

## Overview

- Character-Filled, Detached Family Home
- Three Bedrooms
- Set in a Large Plot
- Located in a Sought After Area
- Kitchen, Utility Room/Conservatory
- Dining Room, Lounge
- Conservatory
- Bathroom
- Attached Double Garage
- Garden Shed
- Attractive Rear Gardens with Extensive Patio
- Council Tax Band D
- EPC Rating D



## BRIEF DESCRIPTION

An extraordinary chance awaits you to acquire this remarkable Detached, mature, and character-filled Family Home. Nestled on a substantial plot, the residence is thoughtfully positioned, set back gracefully from the road, presenting astute buyers with the potential to expand and enhance the property further, should they desire. Located in an immensely sought-after area, this home boasts an enchanting 3 Bedroom layout that exudes timeless charm. The generously sized Lounge provides a welcoming space, while the modern fitted Kitchen caters to contemporary tastes. A separate Dining Room adds an element of sophistication, complemented by a delightful Conservatory that bathes the space in natural light.

## LOCATION

Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country. The property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station.

The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.



Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION:** TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

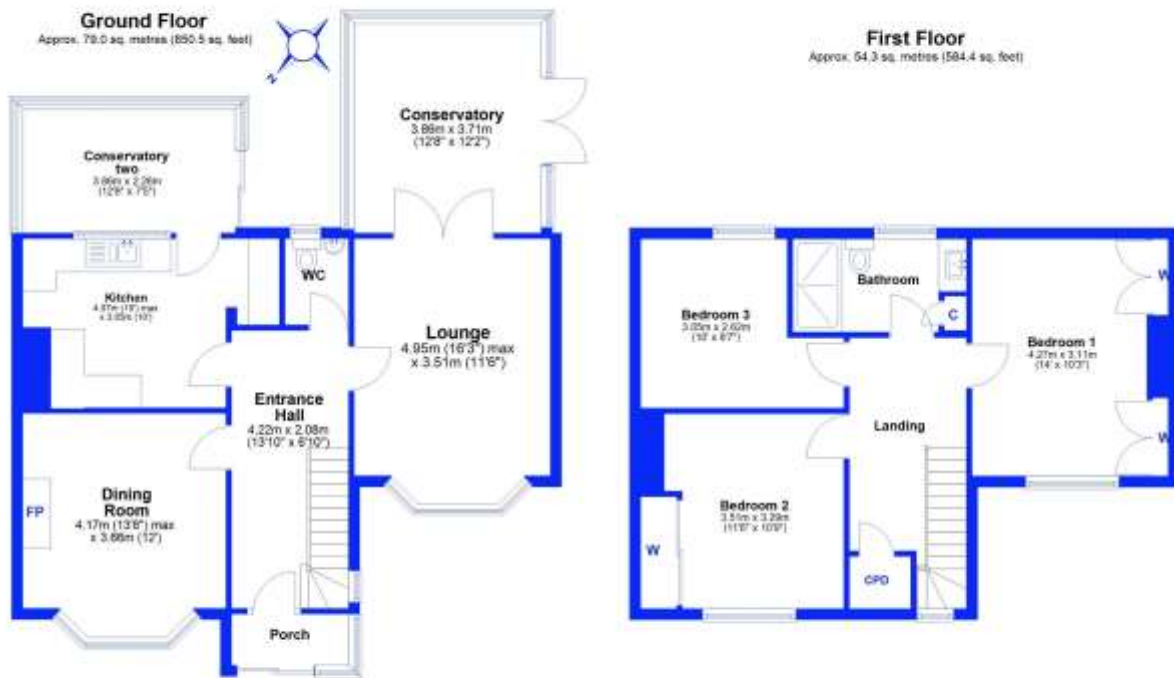
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From Newport Town Centre, take the Wellington Road and at the roundabout, take the 3rd exit onto Wellington Road/A518 for 0.6 miles. At the roundabout with the Red House Pub on your right take the 2nd exit and stay on Wellington Road/A518. Continue to follow A518 for 2.0 miles. At the roundabout by the garage take the 1st exit onto School Rd/A4640. Go straight across at the mini roundabout and then turn left onto Wellington Road, carry on just past Muxton Lane and the the property will be identified on the right hand side by our For Sale Board.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 133.3 sq. metres (1434.9 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of the floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using Planitip.

Ryefields, Wellington Road, Muxton, Telford



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.