



Helping *you* move



21 Cookson Close, Muxton, TF2 8SZ

A stylish and well presented, Semi-Detached Home, located in a peaceful setting close to the Granville Country Park in Muxton. With Three Bedrooms, Principal with En-Suite and a Family Bathroom, well fitted Kitchen/Dining Room, attractive Lounge and Private Parking to the side, Garage and enclosed Courtyard Garden.

Offers in the Region of
£265,000

21 Cookson Close, Muxton, TF2 8SZ

Overview

- A Well Presented Semi-Detached Home
- Close to Granville Country Park
- Three Bedrooms, Principal with En-Suite
- Entrance Hall
- Attractive Lounge
- Kitchen/Dining Room
- Utility Room
- Family Bathroom with Bath and Shower Over
- Garage, Private Parking
- Courtyard Garden providing a Lovely Outdoor Space
- Council Tax Band C
- EPC Rating - C



BRIEF DESCRIPTION

A smart and stylish Semi-Detached Home, thoughtfully designed in an attractive cottage style and offering well-presented accommodation arranged over two floors. The ground floor comprises a welcoming Entrance Hall, an attractive Lounge and a well-fitted Kitchen/Dining Room, complemented by a useful Utility Room. To the first floor are Three Bedrooms, including a Principal Bedroom with En-Suite Shower Room, together with a Family Bathroom.

Outside, the property benefits from Private Parking to the side, a Garage and a small, enclosed Courtyard Garden to the rear, providing a pleasant and manageable outdoor space.

LOCATION

Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country Park on your doorstep. 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

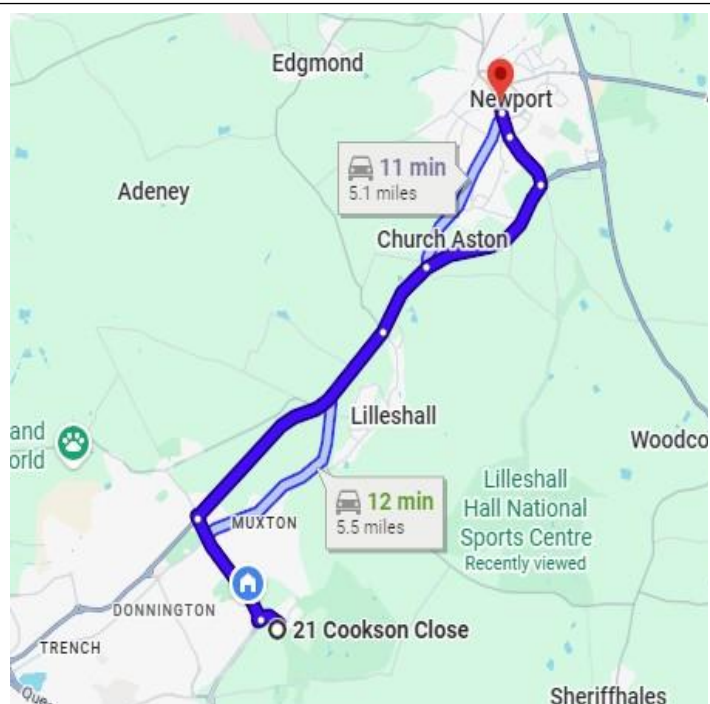
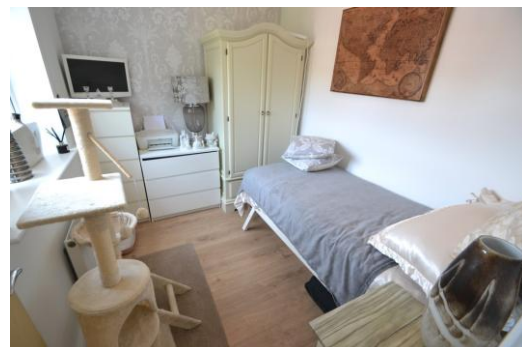
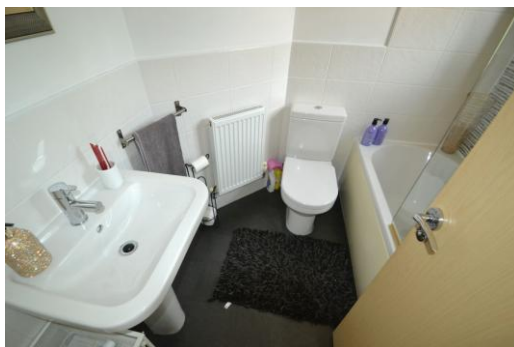


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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



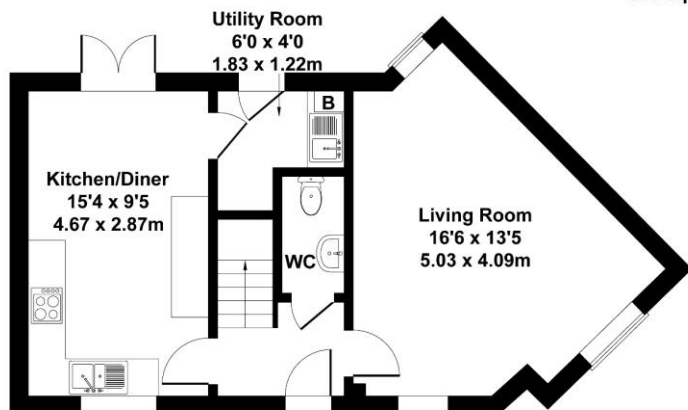
DIRECTIONS: From Newport, take the A518 towards Telford, at the Clocktower roundabout, take the 1st exit and then straight on at the mini roundabout along Donnington Wood way. Then take the second turning on the left exit onto Marshbrook Way and carry on along Marshbrook Way, past Muxton Primary School and then take the fourth turning on the left into Cookson Close, where the property will be located on the corner on the left hand side.

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.

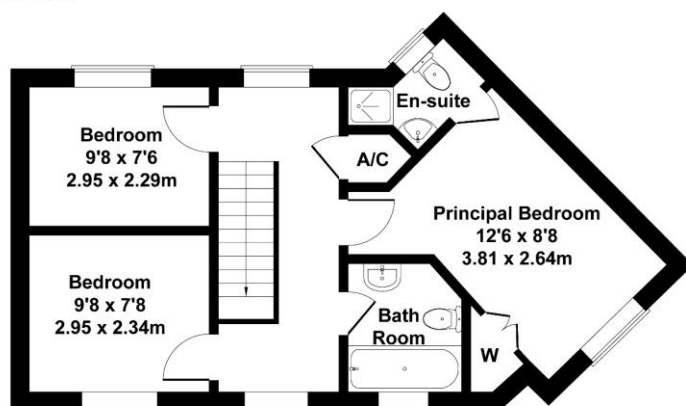
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.

21 Cookson Close

Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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

Barbers

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.