



Helping *you* move



23 Nelson Way, Muxton, TF2 8QA

A well presented, Three Bedroom Semi-Detached Home set in a desirable plot with Extensive Rear Gardens and enjoying wonderful views over the surrounding countryside. The property offers spacious and versatile accommodation together with Ample Parking and an Integral Garage.

Offers in the Region of
£280,000

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Overview

- An Outstanding, Mature, Semi-Detached Family Home
- Highly Sought After Position with Countryside Views
- Modern Fitted Kitchen
- Large Utility Room
- Comfortable Lounge
- Separate Dining Room
- Re-Fitted Contemporary Shower Room
- Three Bedrooms
- Integral Garage, Ample Parking
- Extensive Rear Gardens Overlooking Countryside
- EPC Rating – D
- Council Tax Band B



BRIEF DESCRIPTION

Occupying a highly desirable plot with Extensive Rear Gardens and enjoying delightful views over the surrounding countryside, this exceptional Semi-Detached Home offers spacious and versatile accommodation ideal for modern family living. The well-presented accommodation comprises an Enclosed Entrance Porch leading into a welcoming Through Hallway, a modern Fitted Kitchen, a large Utility Room, a separate Dining Room, and a comfortable Lounge. To the first floor are Three Well Proportioned Bedrooms and a beautifully Re-Fitted Shower Room. Externally, the property benefits from an Integral Garage, a generous frontage providing Ample Off Road Parking, and truly fantastic rear gardens that offer a wonderful space for relaxing, entertaining, and enjoying the Picturesque Rural Outlook.

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.

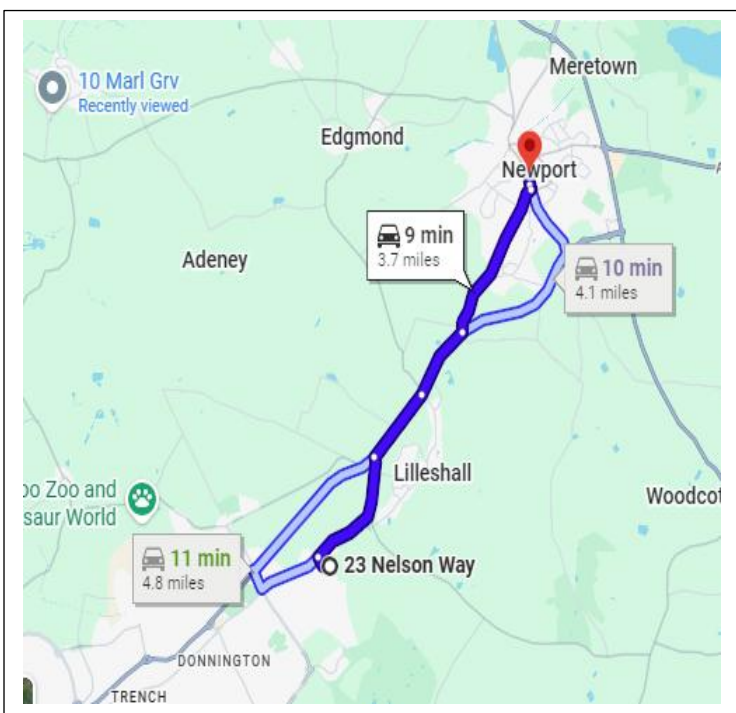
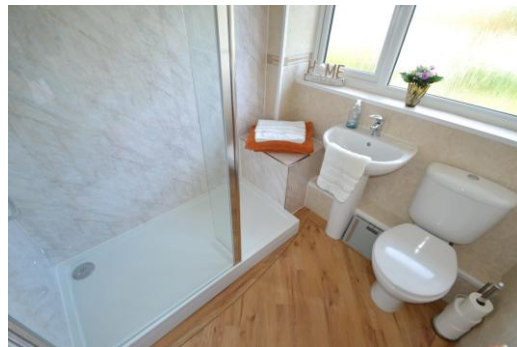
The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.



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



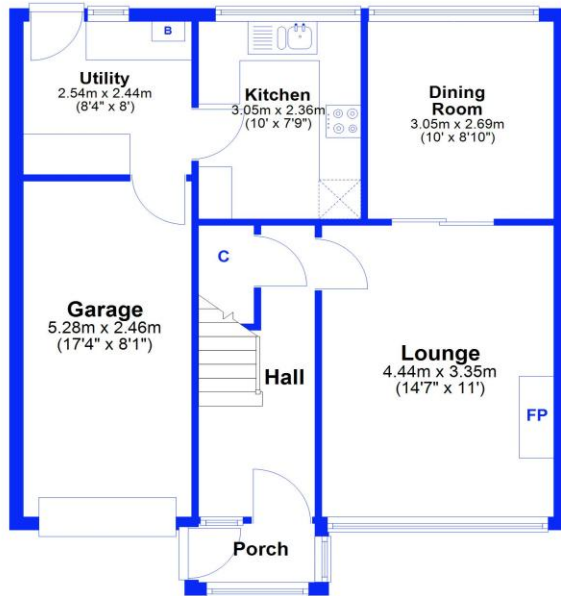
DIRECTIONS: Proceeding along the New Trench Road (A518) towards Newport, at Donnington Roundabout (Clock Tower) turn right into School Road and proceed straight over the mini roundabout and take your first left into Wellington Road. Follow the road for some distance and take the fifth turning on the right into Sutherland Drive - Nelson Way is the second turning on your left. The property will be found a short way along 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.

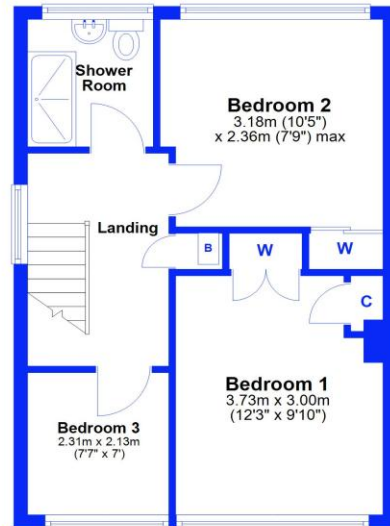
Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)
(excluding Garage)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.8 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 this 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, fixture 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 PlanUp.

23 Nelson Way, 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



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.