



**Estate Agents
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4 Millers Way, Muxton, Telford, TF2 8QR

Offers In The Region Of £239,995



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Muxton remains a village of character, sitting on the very northern boundaries of Telford, yet with a wealth of amenities including a doctors' surgery, primary school, parks, shops, a church and an hotel. Telford, close by, is a larger town with a covered shopping centre, even more amenities, mainline rail and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Front door into...

Porch

Having a front aspect double glazed window.

Lounge

16'1" x 9'6" (4.91 x 2.91)

A well proportioned room, having a front aspect double glazed bay window and radiator. Door to...

Dining Room

12'11" x 8'11" (3.94 x 2.74)

'French' doors leading to the rear garden and radiator. Door to...

Kitchen

12'0" x 6'5" (3.67 x 1.97)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Inset sink with drainer and mixer tap. Space for upright fridge-freezer and cooker. Integrated microwave and washing machine.

Stairs from the Dining Room leads to the first floor Landing, with hatch to loft, shelved storage cupboard and cupboard housing boiler.

Main bedroom

9'10" x 9'1" (3.01 x 2.77)

Double bedroom having a rear aspect double glazed window and radiator. Built-in cupboard with hanging rail.

Second Bedroom

9'8" x 9'2" (2.96 x 2.81)

Having a front aspect double glazed window and radiator. Built-in cupboard with hanging rail.

Third Bedroom

6'9" x 6'8" (2.06 x 2.04)

Front aspect double glazed window and radiator.

Bathroom

Being fully tiled, having a panelled bath with electric shower unit above.

Wash hand basin with cupboard below and low-level flush WC. Rear aspect double glazed window and radiator.

Outside

A shared access drive to the front of the property leads to a tarmac driveway, providing off-road parking. Landscaped front lawns and area for bin storage. Gated side access leads to the rear garden, set to patio and lawn areas. Garden shed and outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: C (71)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property, however Telford is an historic mining area and potential purchaser should make their own enquiries in regard to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an

offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

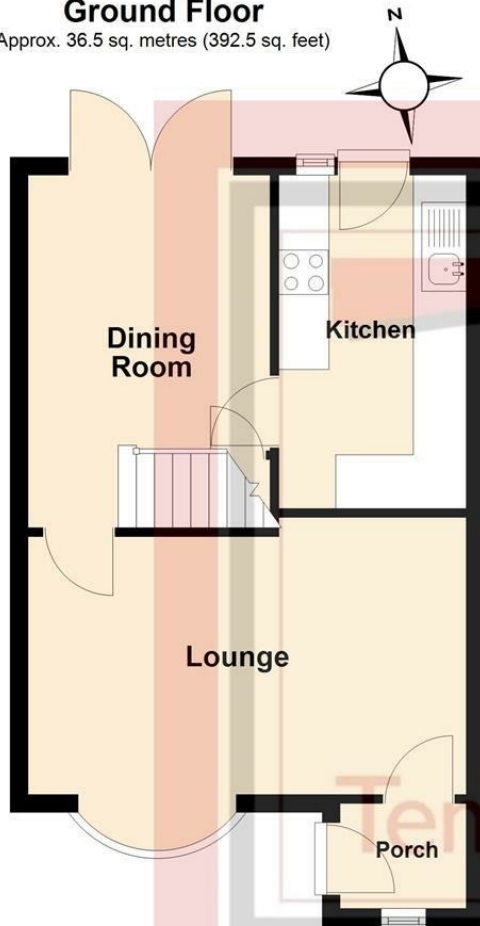
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



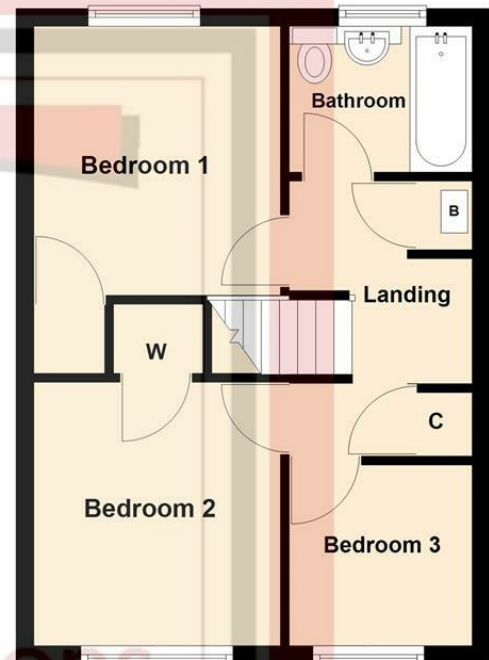


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 36.5 sq. metres (392.5 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.