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## 2 Stoneleigh Grove, Muxton, TF2 8SU

A substantial and beautifully presented Detached House in a fantastic position within this attractive residential development, close to Granville Nature Park. The property offers spacious accommodation and includes a stylish Kitchen, Study, Large Conservatory and Four Bedrooms. Externally there is a Double Garage and South Facing Landscaped Rear Gardens.

Offers in the Region of  
**£499,950**

# 2 Stoneleigh Grove, Muxton, TF2 8SU

## Overview

- A Beautifully Present Detached House
- Located in the Popular Area of Muxton
- Four Bedrooms
- Entrance Hall, Ground Floor W.C.
- Kitchen/Breakfast Room,
- Utility Room, Study with Fitted Furniture
- Lounge, Dining Room, Conservatory
- En-Suite and Family Bathroom
- Double Garage
- Attractive South Facing Rear Gardens
- Close to Granville Country Park
- Council Tax Band E, EPC Rating D



## BRIEF DESCRIPTION

A beautifully presented, substantial Detached House in a prime position within this attractive residential development, close to Granville Nature Park. The property offers spacious accommodation, including a Through Entrance Hall with WC/Cloakroom, a superb Lounge with double doors leading to the Dining Room and a Large Conservatory. The stylish Breakfast Kitchen is complemented by a Utility Room, and there is also a Home Office with fitted furniture. On the first floor, there are Four lovely Bedrooms. The Principal Bedroom features a Dressing/Wardrobe area and a stylish En-Suite, while the additional bedrooms share a further modern Bathroom with an Extra Shower.

## LOCATION

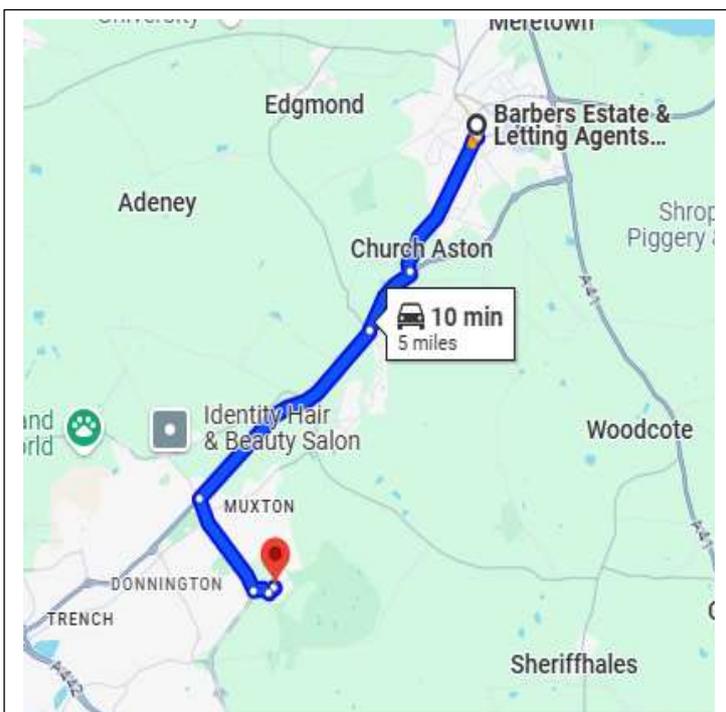
Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country Park on your doorstep. The property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station. The market town 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](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 take the A518 towards Telford after passing the Red House Inn approximately a mile further on turn left signposted Muxton. Continue into Muxton and Turn left into Muxton lane take the second right onto Saltwells Drive, continue to the T Junction and turn left onto Marshbrook Way. Turn right into Dorchester Drive and first right into Stoneleigh Grove where the property is marked 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.



- Entrance Hall: 10'10" X 7'0" (3.3m X 2.13m)
- Lounge: 20'6" Into Bay X 11'7" (6.25m X 3.53m)
- Dining Room: 11'9" X 10'6" (3.58m X 3.2m)
- Conservatory: 12'9" X 10'10" (3.89m X 3.3m)
- Kitchen/Breakfast Room: 20'1" X 9'9" (6.12m X 2.97m)
- Utility Room: 8'0" X 5'0" (2.44m X 1.52m)
- Office: 12'10" X 9'7" Into Bay (3.91m X 2.92m)
- Bedroom One: 13'5" X 11'10" (4.09m X 3.61m)
- Bedroom Two: 11'6" X 11'6" (3.51m X 3.51m)
- Bedroom Three: 11'0" X 10'2" Plus Door Recess (3.35m X 3.1m)
- Bedroom Four: 7'9" X 8'10" Max Narrowing to 6'5" (2.36m X 2.69m)
- Detached Double Garage: 18'5" X 17'4" (5.61m X 5.28m)

Meas: 401/10/10/17/20/20



## 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.