



Helping *you* move



23 Fieldhouse Drive, Muxton

Offered for sale with no upward chain, this three Bedroom Semi-Detached House provides spacious accommodation throughout and enjoys a lovely sized Garden plot with driveway parking and a Garage. Located in a cul-de-sac position in this sought after residential locality.

Offers in the Region of

£235,000

23 Fieldhouse Drive, Muxton, Telford, TF2 8JQ.

Overview

- Semi-Detached House
- No Upward Chain
- Extended Lounge
- Dining Room
- Fitted Kitchen
- Refitted Shower Room
- Three Bedrooms
- Garage and Driveway Parking
- Gas CH, Double Glazing
- Lovely sized Garden Plot
- Freehold, EPC D, Council Tax B



Location

Situated in this popular area, just around the corner from local shops and within easy reach to public houses and supermarkets. Newport with its High Street stores, smaller specialist shops, indoor market and supermarkets is approximately 5 miles distance and Telford which offers more comprehensive shopping, leisure and employment facilities is approximately 5 miles in the opposite direction. Muxton is conveniently situated within easy access of the West Midlands road network, in particular the M6 and the M54.

Brief Description

This much loved family home is available with no upward chain and has been improved by the current, and only Vendor, to provide spacious accommodation ideal for first time buyers or a young family.

Entering into an enclosed Porch and then to the extended Lounge with two windows to the front and feature fireplace with gas fire; glazed double doors provide access into the Dining Room which overlooks the rear garden and has a folding door to the staircase. The Kitchen has been fitted with a range of drawers, base and wall mounted unit with complementary working surfaces, under stairs storage cupboard and appliances including a free standing cooker, washing machine and fridge / freezer.



Stairs ascend to the spacious Landing with window on the side and boiler cupboard. Bedrooms One and Two are both doubles and benefit from a built-in cupboard; Bedroom Three is a single room. The refitted Shower Room provides a white suite with a walk-in shower. Gas central heating and double glazing complete the accommodation.

Externally, the property is approached over a driveway leading to the attached Garage with up-and-over door; a pedestrian door provides access into the rear Garden Room with French doors providing access to the patio and a further door leads into the Kitchen. The front garden is predominantly laid to lawn with established border. The rear Garden has a paved patio area, lawned garden, established shrub borders and paved pathway running to the bottom of the garden where you will find two sheds and a greenhouse.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

SERVICES

We are advised that mains water, drainage, gas and electricity 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/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

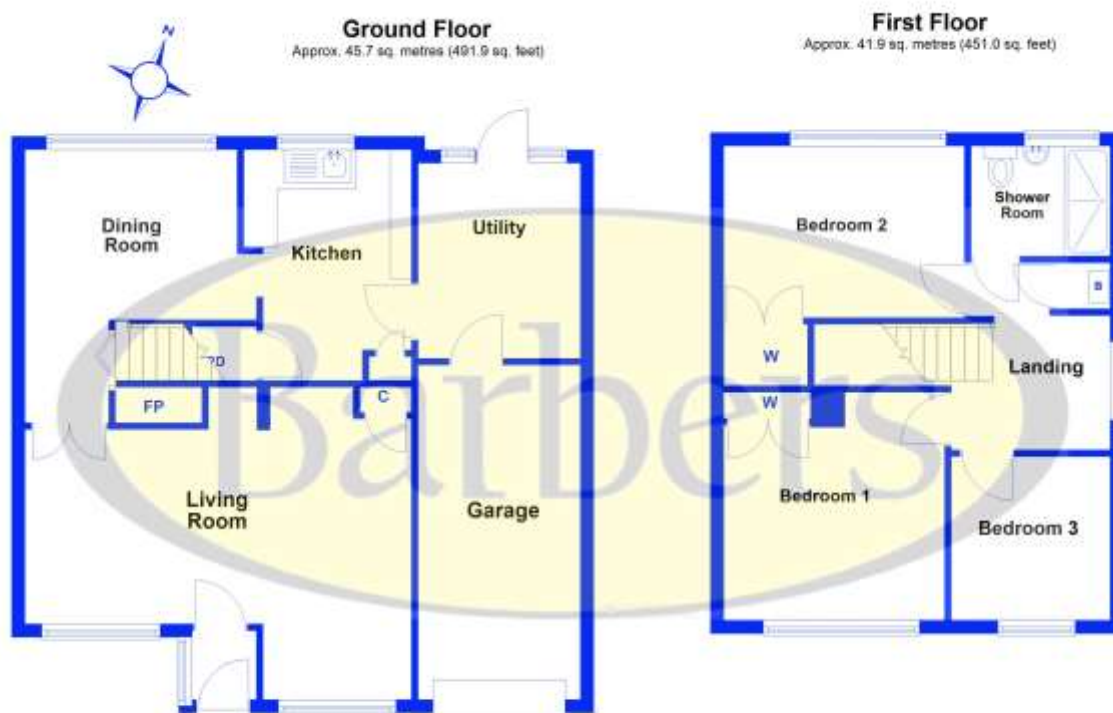
Proceeding along the New Trench Road (A518) towards Newport, at Donnington Roundabout (Clock Tower) turn right into School Road and at the mini roundabout proceed straight over then take the second left into Fieldhouse Drive; follow the road around and turn left into the first cul-de-sac and no.23 is on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE39150.061125

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.



This floor plan has been prepared for the exclusive use of Barbers 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 Fieldhouse Drive , Muxton, Telford

All measurements quoted are approximate:

LOUNGE 19' 1" x 9' 7" (5.82m x 2.92m) 15' 1" 4.6m max

DINING ROOM 10' 9" x 8' 6" (3.28m x 2.59m) minimum

KITCHEN 11' 8" x 8' 6" (3.56m x 2.59m)

GARDEN ROOM 9' 1" x 8' 0" (2.77m x 2.44m)

BEDROOM ONE 11' 3" x 10' 9" (3.43m x 3.28m)

BEDROOM TWO 11' 7" x 8' 6" (3.53m x 2.59m)

BEDROOM THREE 8' 2" x 7' 8" (2.49m x 2.34m)

SHOWER ROOM 6' 9" x 5' 3" (2.06m x 1.6m)

GARAGE 17' 9" x 8' 0" (5.41m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



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