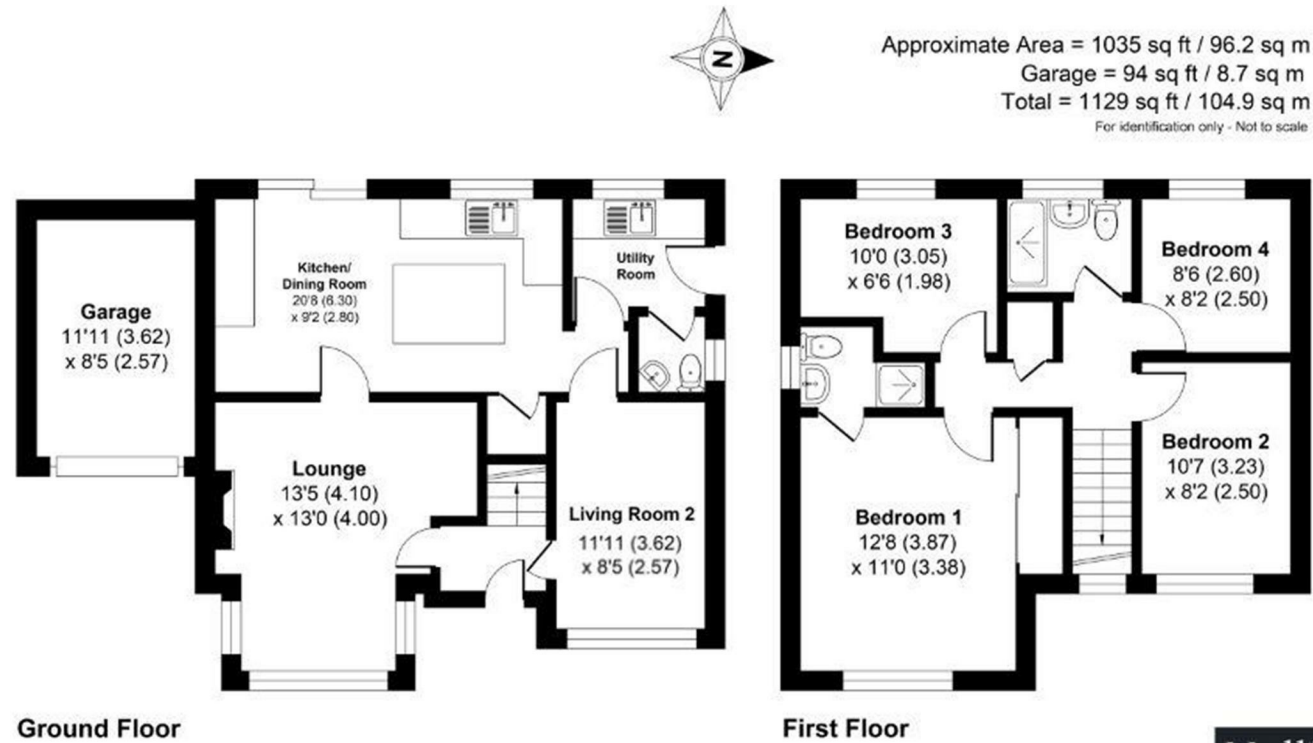


FOR SALE



41 Thornton Park Avenue, Muxton, Telford, TF2 8RF



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.

First Floor



FOR SALE

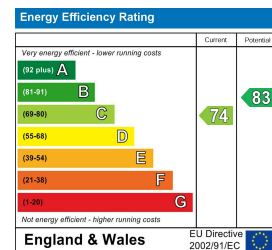
Offers In Excess Of £340,000

41 Thornton Park Avenue, Muxton, Telford, TF2 8RF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented four-bedroom family home set on a generous plot, featuring a bespoke open-plan kitchen/diner with central island, two reception rooms, and a garage with ample driveway parking. The main bedroom with en-suite, a lovely rear garden with raised decked patio, and a substantial outbuilding. Finished to a high standard and ready to move into.

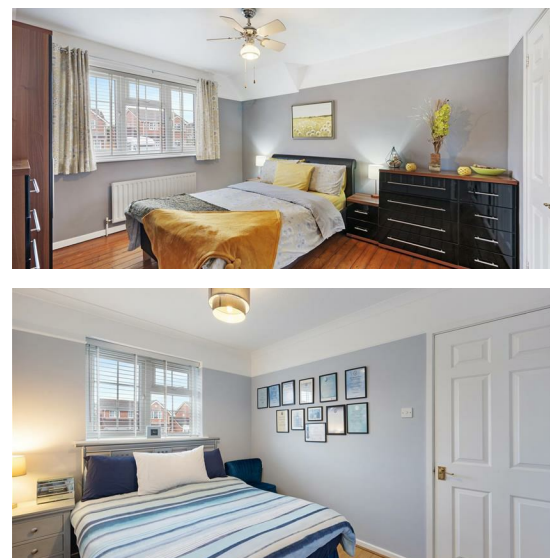
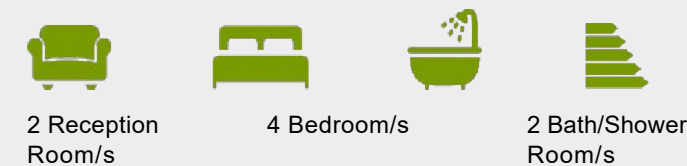


01952 971800

Telford Sales
 32 Market Street, Wellington, Telford, TF1 1DT
 E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- Open-Plan Kitchen/Diner
- Two Reception Rooms
- Garage with Driveway
- Close to Amenities
- Four Double Bedrooms
- Sought-After Location

The main lounge provides a comfortable place to relax, with a bay window bringing in plenty of natural light and a central fireplace creating a warm focal point. The converted garage now forms a second reception room, offering flexible use as a snug, playroom, home office or additional sitting room. A downstairs cloakroom adds further convenience.

Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. The main bedroom is a generous double with built-in wardrobes and a stylish en-suite shower room. Bedrooms two and three are good-sized doubles, while the fourth bedroom works equally well as a child's room, guest bedroom or home office.

Outside, the rear garden is a real highlight, featuring a raised decked patio area that sits above the garden and provides an excellent space for entertaining or relaxing. The garden also includes a large outbuilding, offering useful storage or potential for a workshop, hobby space or home gym. With the added benefit of the side garage and generous driveway parking, this is a flexible, well-balanced home that's ready to move into.

LOCATION
The property is ideally positioned within a popular and well-established area, offering a convenient balance of village-style living and excellent connectivity. A range of local shops, public houses and supermarkets can be found within approximately 1½ miles, catering well for everyday needs.

For a wider choice of amenities, the market town of Newport lies around 5 miles away, providing a mix of High Street retailers, independent specialist shops, an indoor market and larger supermarkets. Telford is located a similar distance in the opposite direction and offers an extensive range of shopping, leisure and employment opportunities.

The location is particularly well suited for commuters, with easy access to the wider West Midlands road network, including the M54 and M6, ensuring straightforward travel to surrounding towns and cities.

- ROOMS**
- GROUND FLOOR**
 - ENTRANCE HALL**
 - LOUNGE**
13'5 x 13'0
 - LIVING ROOM 2**
11 x 8'5
 - KITCHEN/DINER**
20'08 x 9'2
 - UTILITY ROOM**
 - W.C.**
 - FIRST FLOOR**
 - BEDROOM 1**
12'8 x 11'0
 - BEDROOM 2**
10'7 x 8'2
 - BEDROOM 3**
10'0 x 6'6
 - BEDROOM 4**
8'6 x 8'2
 - BATHROOM**
 - EXTERNAL**

POSSESSION AND TENURE
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY
Telford & Wrekin Council.

COUNCIL TAX
Council Tax Band: D

VIEWINGS
By appointment with Halls the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.