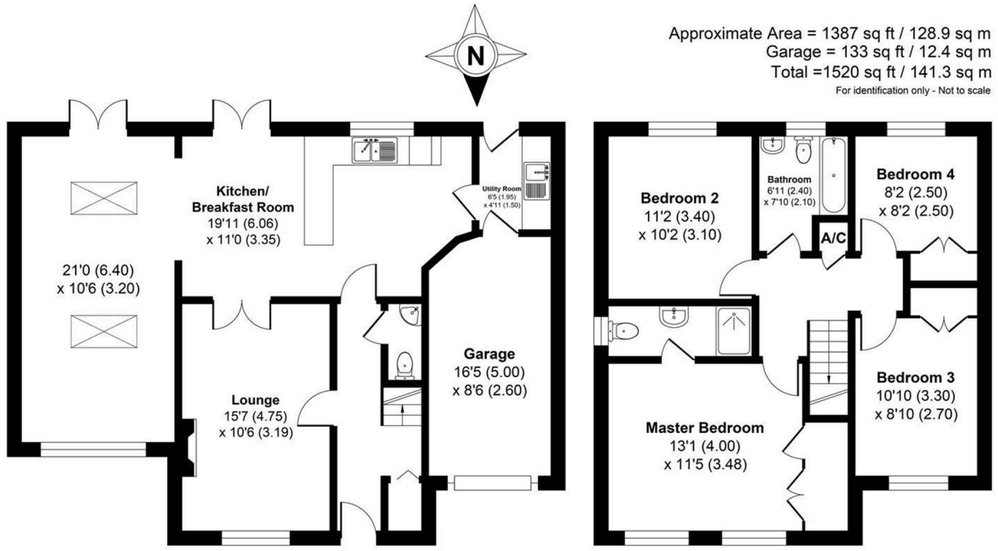
FOR SALE

20 Lytham Green, Muxton, Telford, TF2 8SQ



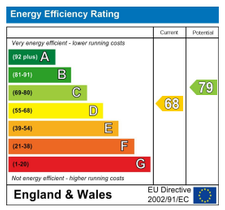
Approximate Area = 1387 sq ft / 128.9 sq m
Garage = 133 sq ft / 12.4 sq m
Total =1520 sq ft / 141.3 sq m
For identification only - Not to scale

Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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



01952 971800

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

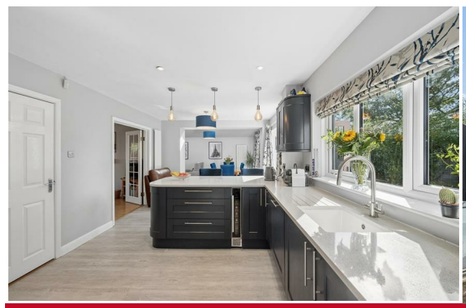
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the 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.

FOR SALE

Offers in the region of £450,000

20 Lytham Green, Muxton, Telford, TF2 8SQ

A beautifully presented four-bedroom detached family home, tucked away in a quiet position within this popular Muxton cul-de-sac. Offering generous and versatile accommodation, an impressive open-plan kitchen/breakfast room, separate lounge, four bedrooms including a master with en-suite, integrated garage and a large south-facing rear garden.



FOR SALE

2 Reception Room/s | 4 Bedroom/s | 2 Bath/Shower Room/s

- **Large south-facing garden**
- **Sought-after Muxton location**
- **Impressive kitchen/breakfast room**
- **Garage & ample driveway parking**
- **Master bedroom with en-suite**
- **Four-bedroom detached home**

DESCRIPTION

Situated in a peaceful position on Lytham Green, this impressive four-bedroom detached home offers generous accommodation, excellent outdoor space and a fantastic layout for modern family living. The property has been significantly improved by the current owners and is presented to a high standard throughout.

The ground floor provides a welcoming entrance, a spacious lounge and a particularly impressive kitchen/breakfast room, creating a fantastic social space with plenty of room for dining and relaxing. The kitchen is complemented by a separate utility room, while there is also a downstairs WC and useful internal access to the integrated garage.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite, together with a family bathroom.

Externally, the property occupies an excellent-sized plot, with a large south-facing rear garden providing plenty of space for families, entertaining and outdoor enjoyment. To the front is a driveway providing ample off-road parking, together with access to the integrated garage.

Positioned within a quiet residential setting, yet conveniently located for the amenities and facilities of Muxton, this is a substantial family home that offers a combination of space, privacy and modern living, and would make an excellent choice for a growing family.

LOCATION

Lytham Green is situated within the popular Muxton area of Telford, offering a peaceful residential setting while remaining conveniently positioned for a range of local amenities. Muxton provides everyday facilities including shops, schools and recreational areas, while the nearby market town of Newport offers a wider selection of independent shops, cafés, restaurants and amenities, together with well-regarded schools including Newport Girls' High School and Adams' Grammar School.

The property is also well placed for access to Telford town centre and the wider road network, with the A5 providing links towards Shrewsbury and the M54 giving access towards Birmingham and Wolverhampton. The surrounding area offers a good choice of green spaces and countryside, making Muxton a popular choice for families looking for a well-connected yet quieter place to live.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

UTILITY ROOM

W.C.

FIRST FLOOR

MASTER BEDROOM

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with 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 £36 (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.