



Helping *you* move



38 Goodrich Close, Muxton, TF2 8SN

A mature, Four Bedroom Detached Family Home, located in the popular area of Muxton. With a spacious Lounge, Kitchen, Dining Room and Conservatory, together with a Home Office. Externally there is a Double Detached Garage, Driveway Parking for up to Three Vehicles and attractive Enclosed Rear Gardens.

Offers in the Region of
£380,000

38 Goodrich Close, Muxton, TF2 8SN

Overview

- A Well Proportioned, Mature Detached House
- Positioned in a Highly Sought After Location
- Four Generously Sized Bedrooms
- Well Appointed Kitchen
- Utility Room, Home Office
- Spacious Lounge, Dining Room
- Principal Bedroom with En-Suite and Family Bathroom
- Conservatory
- Detached Double Garage
- Driveway Parking for Three Vehicles
- Enclosed Rear Gardens
- EPC Rating D, Council Tax Band E



BRIEF DESCRIPTION

A well-proportioned and mature Detached Family Home, ideally positioned in a sought-after location. The accommodation briefly comprises: A welcoming Through Entrance Hall, Cloakroom with WC, and a useful Home Office. The spacious Lounge provides access to the Dining Room and Conservatory, creating excellent flow for both everyday living and entertaining. There is also a well-appointed Kitchen with adjoining Utility Room. To the first floor, the property offers Four generously sized Bedrooms, including a Principal Bedroom with En-Suite, along with a Family Bathroom. Externally, the property benefits from a Double Detached Garage, Driveway Parking for up to Three Vehicles, and attractive Enclosed Rear Gardens.

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

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 our office in the High Street, continue onto Upper Bar then turn right onto Wellington Road. At the roundabout, take the 3rd exit onto Wellington Road/A518. At the next roundabout, take the 2nd exit and stay on Wellington Road/A518, turn left onto Wellington Road, Muxton then, turn left onto Muxton Lane. Turn right onto Saltwells Drive, then turn right onto Goodrich Close where the property will be located at the top of the road, on the right hand side on the corner.

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.



Total area: approx. 124.0 sq. metres (1334.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate 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, fixtures 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.

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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

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Email: 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.