



37 Old Willow Road, Breton Park.

Offers in the region of **£135,000**

This 2 Bedroom double unit park home provides a fantastic opportunity to own a contemporary abode on the ever popular Breton park in Muxton, which is exclusively for the over 55's.

Briefly comprising Entrance Hallway, spacious open-plan Lounge/Dining area, recently fitted shaker-style Kitchen (with built in washing machine, electric hob and oven and a space for a fridge/freezer), modern Bathroom (with shower over the bath) and two good sized Bedrooms (with one having a selection of built in wardrobes), externally, there are attractive gardens to the side and rear and a driveway provides ample parking space.

Ground rent £208 per month. Cash Buyers Only. Council Tax Band A. LPG Gas C.H. via an updated gas combi-boiler.

37 Old Willow Road, Breton Park, Muxton, Telford

Property entered via

Four steps up to a door to the side into

Entrance Hallway

Provides access to all rooms.

Kitchen 10' 9" x 7' 3" (3.27m x 2.21m)

Lounge Area 14' 3" x 11' 4" (4.34m x 3.45m)

Dining Area 8' 5" x 8' 6" (2.56m x 2.59m)

Double French doors to a terrace at the front.

Bedroom 1 9' 6" x 9' 8" (2.89m x 2.94m)

With a range of fitted wardrobes.

Bedroom 2 8' 1" x 9' 6" (2.46m x 2.89m)

Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Externally

To the front of the property is a low maintenance decorative gravelled area, with a gate leading to a pathway to the side

10 High Street, Newport,

Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

of the property and into the good-sized garden which extends to 2 sides. The garden is a mixture of lawned and paved areas with mature hedging to the perimeter and a useful storage shed. Two pleasant terraces offer delightful seating options.

A driveway provides off road parking for one vehicle.

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.
*While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Map: 01670 713330

Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.