



**Estate Agents
Letting Agents
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14 Craft Way, Muxton, Telford, TF2 8NE
Offers In The Region Of £135,000



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Over 55's

Muxton remains a village of character, sitting on the very northern boundaries of Telford, yet within close proximity to a good range of amenities including a doctors' surgery, primary school, parks, shops, church, golf club and hotel. Muxton lies approximately four miles from Telford Town Centre, three miles from Newport and about 1/2 mile from local shops and supermarkets. Telford has a large covered shopping centre, retail parks, mainline rail and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

Set out in further detail below;

Glazed side door into...

Hallway

With radiator and cloak cupboard.

Lounge / Dining Room

19'6" max x 15'8" max (5.95 max x 4.78 max)

A well proportioned reception room with uPVC framed double glazed windows to the front and side. Central fireplace with electric log burner and three radiators.

Fitted Kitchen

10'7" x 9'8" max (3.24 x 2.96 max)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated electric oven with gas hob above and extractor hood over. Space for washing machine and upright fridge-freezer. Side aspect uPVC double glazed window and courtesy door. Cupboard housing combination boiler and additional storage cupboard. Radiator.

Bedroom One

12'3" x 9'8" (3.75 x 2.96)

Double bedroom with rear aspect uPVC double glazed window and radiator. Two built-in double wardrobes.

Bedroom Two

9'7" x 8'11" (2.93 x 2.73)

Having a rear aspect uPVC double glazed window and radiator. Fitted bedroom furniture including two wardrobes, drawer unit and desk.

Wet Room

Being partially tiled with electric shower unit. Low-level flush WC and wall mounted wash basin. Side aspect uPVC double glazed window.

Outside

The property is set back behind a low maintenance front garden finished to ornamental stone and inset shrubs. Double car width parking space. Gated access either side finished to slabbed pathway and ornamental stone. Steps to either entrance door. The enclosed low maintenance rear garden is also finished to slabbed path and ornamental stone. Useful secure garden store with power and light. Storage shed with light. Outside water tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: A

EPC RATING: N/A

TENURE: We are advised by the Vendor, that the property is held leasehold (licence to occupy) and vacant possession will be given upon completion.

SERVICES: Water and electricity are metered and charges raised by Breton Park. Gas bottles must be purchased through Breton Park for the supply of gas for the central heating boiler and hob.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: A ground rent/maintenance charge of £208.61 pcm is payable to Breton Park.

RIGHTS AND RESTRICTIONS: Please enquire.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property, however Telford is an historic mining area and potential purchaser should make their own enquiries in regard to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should

not be used for ordering fitments, new carpets or furniture etc.

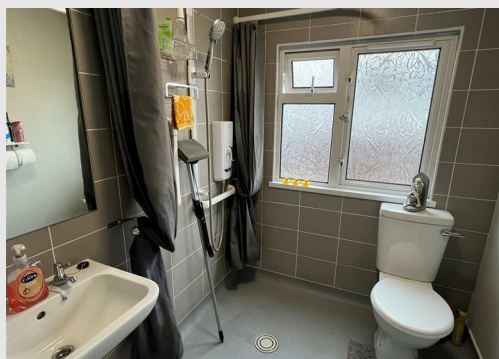
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

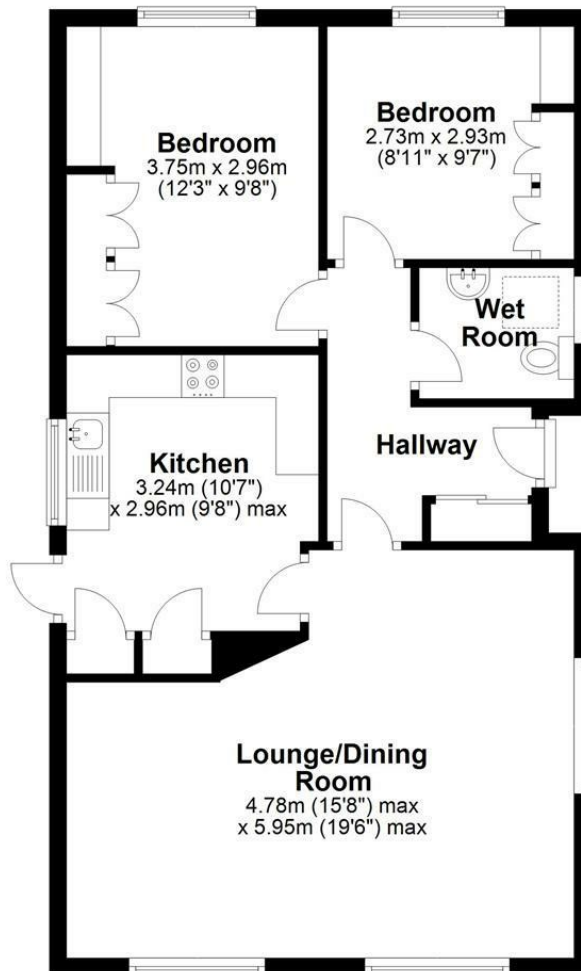




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 63.8 sq. metres (687.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.