



Helping *you* move



10 Eglantine Close, Muxton, TF2 8RR

* For Sale by Modern Method of Auction* A larger than average, Four Bedroom Detached Family Home, located close to Granville Country Park. With the benefit of Lounge, Separate Dining Room and Conservatory together with a large South Facing Garden, Double Width Car Parking Space and Garage.

Auction Guide Price

£290,000

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Overview

- A Larger Than Average Detached Family Home
- For Sale by Modern Method of Auction T & C's Apply
- Buyers Fees Apply
- Four Good Sized Bedrooms
- Lounge, Dining Room
- Large Conservatory
- Subject to Reserve Price
- Close to Granville Country Park
- Good Size South Facing Rear Garden
- Double Width Car Parking Space
- Council Tax Band D, EPC Rating C



BRIEF DESCRIPTION

* For Sale by Modern Method of Auction*

A larger than average Detached Family Home situated in attractive established surroundings close to the Granville Country Park and offering accommodation of: Through Entrance Hall, Lounge, Separate Dining Room, Large Conservatory, Fitted Kitchen, Utility Room, Ground Floor W.C. The first floor of 4 Good Sized Bedrooms an En-Suite and Family Bathroom.

The property also has the benefit of a Double Width Parking Space and Garage to the front together with a larger than average South Facing Garden to the rear.

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.

PLEASE NOTE: The photographs displayed are from 2025 and for informational purposes only. The content may not reflect current conditions.



Your Local Property Experts

01952 820 239

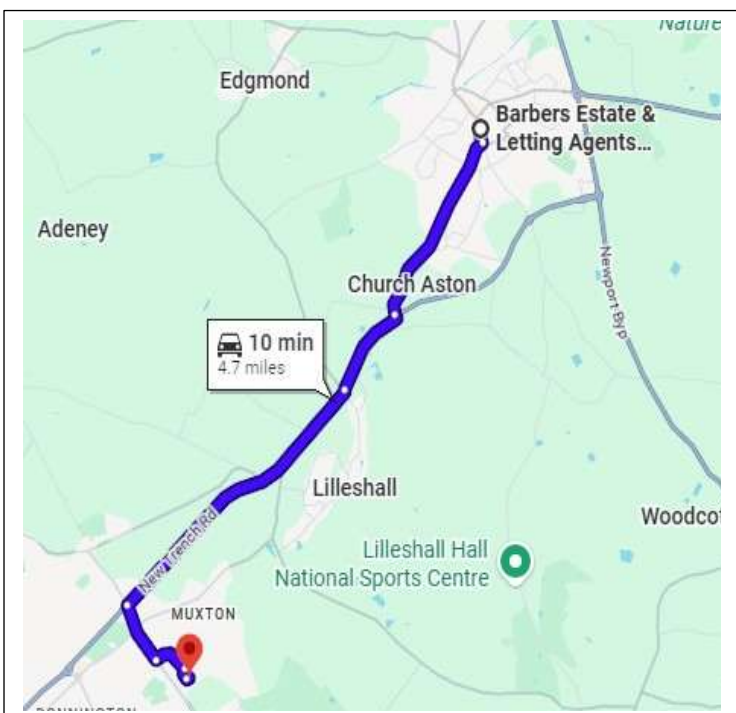


USEFUL INFORMATION: TO VIEW THIS

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

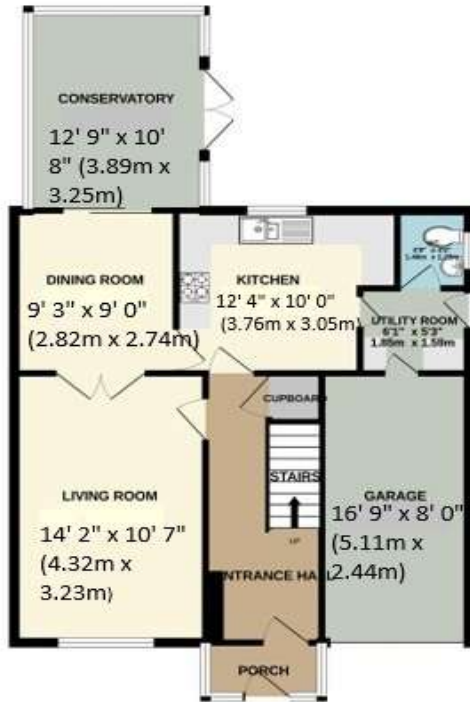


DIRECTIONS: The property is 4.7 miles from our Newport Office. Head south on the High Street and then left on Wellington Road all the way to the roundabout with the A518 - take the 3rd exit towards Telford. Stay on the A518 to the Clocktower roundabout - bear left here on the A4640 Donnington Wood Way and after 0.6 miles go left on Marshbrook Way, then right on Woodbine Drive and then left on Eglantine Close where the property will be the second property on the right hand side, just after you turn in.

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.

GROUND FLOOR:
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR:
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.



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

Tel: 01952 820 239

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.