Barker Healey PROPERTY









31 Birchwood Close, Muxton.

Offers in the region of £460,000

Every once in a while you come across a family home which just has it all - and this beautifully presented, 4 Bedroom, detached property definitely falls into that category! Not only has it been internally refurbished by the current owners to include a new Kitchen, new Family Bathroom, new Downstairs W.C. and Master En-suite, but it has also been re-configured, re-plastered, re-decorated and benefits from modern flooring and carpets throughout. Externally the 18ft Detached Double Garage has had a facelift too - the central pillar has been removed to create more space and a sleek electric roller door has been added. Finally, the icing on the cake is the location - tucked away on a private driveway (shared by just one other property) with a leafy, secluded outlook to the front, it is still close to all Muxton's amenities, school and transport links.

Briefly comprising Entrance Hallway, 15ft Lounge, Dining Room, large contemporary Kitchen (with a wide range of integrated appliances), Downstairs W.C., Study/Playroom, Lean-to Conservatory, 4 Bedrooms (all doubles), Master En-suite and stylish Family Bathroom (with separate bath and double shower cubicle), externally there is a sizeable double width driveway, Detached Double Garage and gardens to the front and rear. Gas C.H. & uPVC D.G.. Pressurized hot water pump. Council Tax Band E. EPC Rating D.

31 Birchwood Close Muxton Telford Shropshire TF2 8SG

Property entered via
part-glazed uPVC front door under storm porch into

Entrance Hallway 15' 1" x 5' 9" (4.59m x 1.75m) (max)
Provides access to downstairs rooms and stairs to first floor.

Lounge 15' 1" x 11' 4" (4.59m x 3.45m) (plus bay window)

Dining Room 11' 4" x 9' 9" (3.45m x 2.97m)

Lean-to Conservatory 10' 10" x 8' 5" (3.30m x 2.56m)
Double fully glazed sliding doors to the rear garden.

Kitchen 14' 2" x 9' 10" (4.31m x 2.99m) (min)
Integrated induction hob, downdraft extractor, double oven & grill, washing machine and dishwasher. Partially obscure glazed uPVC door to the side leading to the rear garden.

Downstairs W.C. 5' 1" x 5' 1" (1.55m x 1.55m) (max)

Study/Playroom 11' 9" x 7' 11" (3.58m x 2.41m)

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Loft hatch to loft space. Door to large walk-in airing cupboard with shelving and hot water immersion tank.

Master Bedroom 14' 6" x 12' 8" (4.42m x 3.86m) (max into wardrobes) Built-in wardrobes with sliding doors and additional single wardrobe.

Master En-suite 8' 1" x 5' 5" (2.46m x 1.65m)

Bedroom 2 12' 4" x 9' 10" (3.76m x 2.99m)

Bedroom 3 9' 0" x 7' 11" (2.74m x 2.41m)

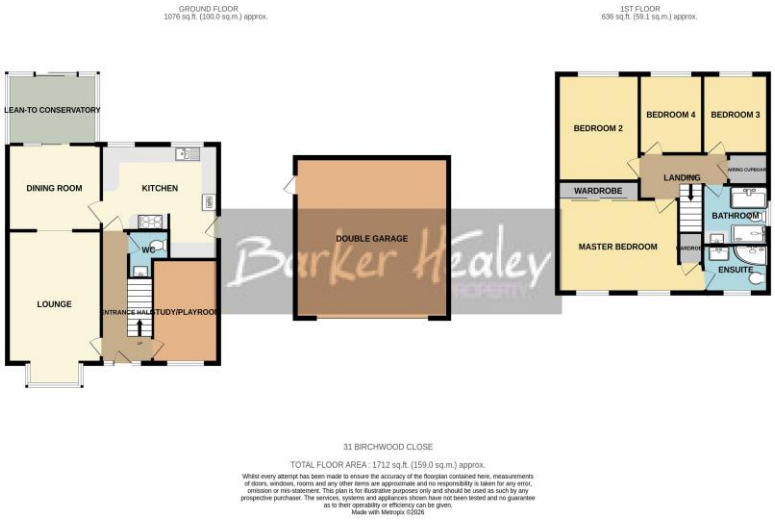
Bedroom 4 9' 0" x 7' 8" (2.74m x 2.34m)

Family Bathroom 8' 2" x 6' 11" (2.49m x 2.11m)

Externally
To the front, the property is approached via an attractive block paved driveway providing ample parking and turning space for two vehicles and leading to the Detached Double Garage. The extensive plot extends to both sides of the Garage and consists of lawned areas, established hedging and mature planting, creating both privacy and kerb appeal. A paved pathway provides access to the house and continues to the right hand side, enabling pedestrian access both to the Garage and to the rear garden via a wooden gate.

The enclosed rear garden is mostly laid to lawn with feature paving and artificial grass closest to the property. The perimeter is lined with borders containing a selection of shrubs, hedging and trees which offer a secluded spot for entertaining or relaxing alike! Outside water tap. To the side of the house is a useful brick-built store.

Detached Double Garage 18' 3" x 18' 6" (5.56m x 5.63m)
Electric roller door to the front. Electric power and lighting. Storage space above. Part-obscure glazed pedestrian door to the side.



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