



## The Foldyard, Muxton, Telford

£210,000



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Freehold | EPC rating: D

- \*\*\*NO UPWARD CHAIN\*\*\*
- Open plan living room/kitchen
- Versatile mezzanine area

- Two bedroom barn conversion
- Private enclosed rear garden
- Close to local amenities

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## Description

### The Foldyard – Muxton Two-Bedroom Semi-Detached Barn Conversion

Set within the charming setting of **The Foldyard** in the sought-after area of Muxton, this characterful two-bedroom semi-detached barn conversion blends rustic charm with modern living. With exposed beams, vaulted ceilings and unique architectural features throughout, the property offers a warm and inviting home in a convenient location close to local amenities, schools and excellent transport links.

The ground floor centres around a spacious **open-plan kitchen and living area**, creating a sociable and versatile living space. The kitchen is finished in a modern style and is well-equipped with a **gas hob, electric oven and integrated fridge/freezer**, offering both practicality and contemporary design. The living area has a wonderfully homely feel, enhanced by **exposed beams**, and provides direct access to the **private enclosed rear garden**, perfect for relaxing or entertaining.

Also on the ground floor is **Bedroom Two**, a generous and characterful room featuring **high ceilings** and a useful **mezzanine area**, ideal for additional storage or a creative space. The family bathroom is fitted with a **corner bath and over-bath shower**, providing both comfort and convenience.

Upstairs, the property features an impressive **open mezzanine level** which creates a unique and flexible space. Currently used as a **double bedroom and home office**, this area benefits from **exposed beams and a distinctive porthole window**, adding to the property's charm and character.

Externally, the home enjoys a **private enclosed rear garden**, offering a peaceful outdoor space, while its location provides easy access to **local shops, schools and everyday amenities**, along with **excellent transport connections** for commuting

Freehold / Council Tax Band B / EPC D

## Floorplan



## Rooms

### **Kitchen/Living room**

5.82m x 4.56m (19'1" x 15'0")

### **Bedroom Two**

3.27m x 2.89m (10'8" x 9'6")

### **Bathroom**

3.01m x 1.24m (9'11" x 4'1")

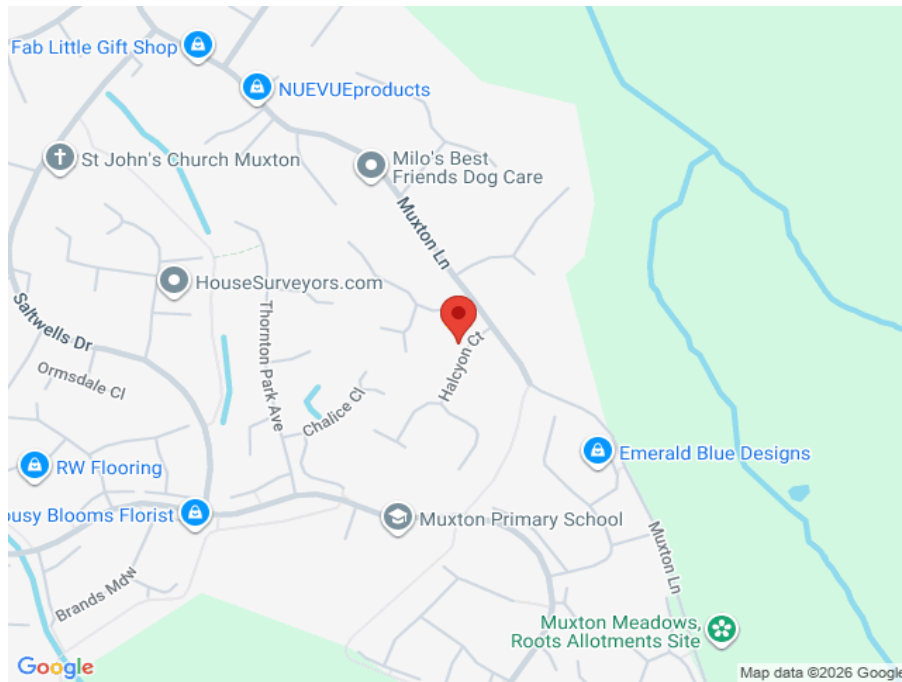
### **Bedroom One**

5.74m x 4.59m (18'10" x 15'1")

# Photographs



## Map



## AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.