



## 10 Old Willow Breton Park, Muxton, Telford.

Offers in the region of **£125,000**

Set in the heart of the village of Muxton, this spacious, double unit park home offers comfortable living accommodation throughout, coupled with a low maintenance wrap around garden. The over 55's site within which it is situated offers great community spirit and is near to local amenities including a supermarket, garden centre and parade of shops, whilst still being within easy reach of both Telford and Newport.

Briefly comprising Entrance Hallway (with storage cupboard), large L-shaped Lounge/Diner (with feature fireplace), fully fitted Kitchen, 2 double Bedrooms (both with fitted wardrobes) and a Bathroom (with shower over bath), there are paved gardens to all sides of the property and parking to the front for up to two vehicles. LPG central heating throughout and uPVC double glazing. Council Tax Band A. Ground rent £208.61 per month. Cash Buyers Only. NO UPWARD CHAIN!

# 10 Old Willow Breton Park Muxton Telford Shropshire

Property entered via  
uPVC door into

**Entrance Hallway** 8' 3" x 3' 7" (2.51m x 1.09m)  
(min)

Double built-in storage cupboard. Provides access to both Bedrooms, Bathroom and

**Lounge/Diner** 19' 6" x 15' 7" (5.94m x 4.75m)  
(max)

Feature fireplace.

**Kitchen** 12' 5" x 9' 7" (3.78m x 2.92m) (max)

Built-in double cupboard containing gas C.H. boiler. uPVC door to garden.

**Bedroom 1** 12' 3" x 9' 7" (3.73m x 2.92m)

(max)

With a range of fitted wardrobes and drawers.

**Bedroom 2** 9' 7" x 8' 11" (2.92m x 2.72m) (max)

into wardrobes)

With a range of fitted wardrobes.

**Bathroom** 6' 8" x 5' 6" (2.03m x 1.68m)

With shower over bath.

## Externally

To the front is parking space for up to 2 vehicles. A gravelled garden lies adjacent and a paved pathway situated closest to the property leads to both sides of the park home.

To the right hand side are four steps leading to the main door. The remainder of the garden wraps around three sides and is mostly paved with gravelled borders. A large metal shed offers useful storage space. A further five steps to the left hand side of the park home lead up to the door which accesses the Kitchen.

GROUND FLOOR  
659 sq. ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq. ft. (61.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, rooms and any other items are approximate and not necessarily to scale. No other representations are made. The plan is for illustrative purposes only and should not be relied upon for any other purpose. The services, systems and appliances shown here are not shown to scale and are not guaranteed to be in full compliance with the regulations.  
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10 High Street, Newport,  
Shropshire, TF10 7AN

Tel: 01952 813625

Email: [info@barkerhealey.co.uk](mailto:info@barkerhealey.co.uk)

Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

# Barker Healey

PROPERTY



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