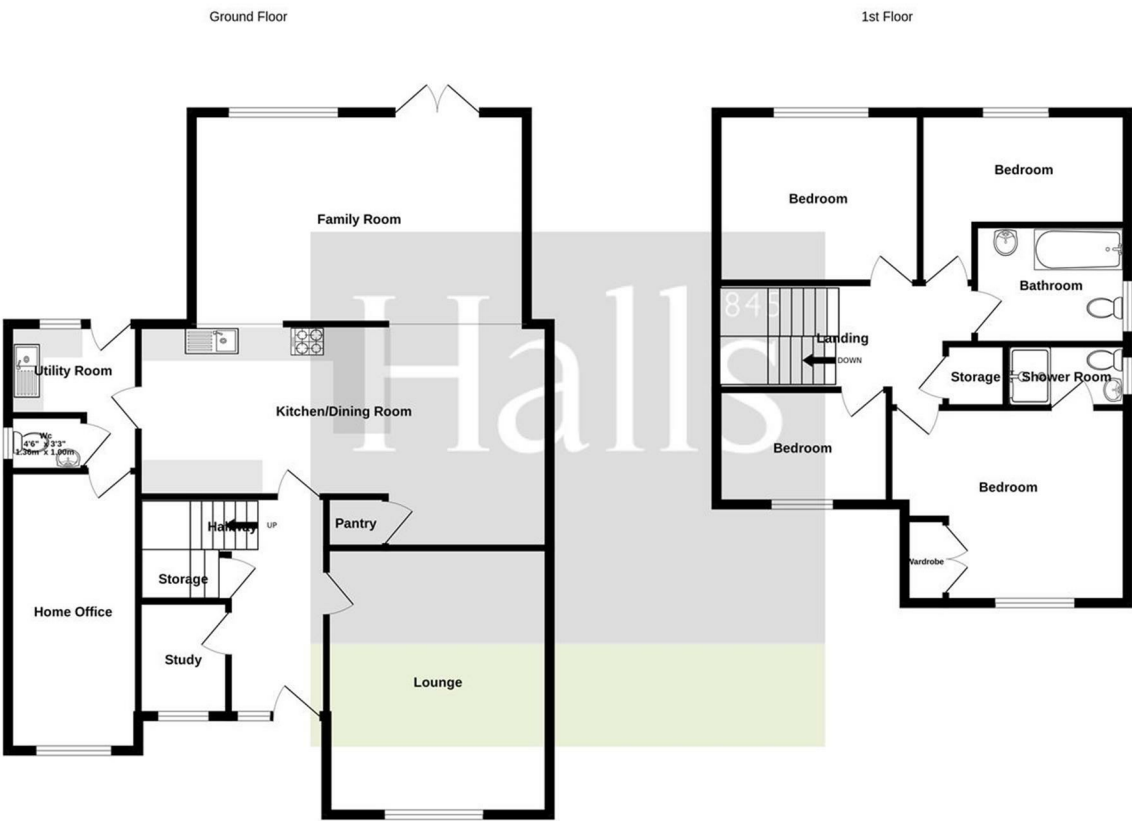


FOR SALE

29 Birchwood Close, Muxton, Telford, TF2 8SG



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



FOR SALE

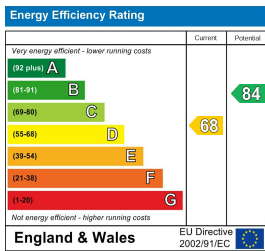
Offers in the region of £399,950

29 Birchwood Close, Muxton, Telford, TF2 8SG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A spacious and versatile family home offering four reception rooms, including a bright family room, large lounge, home office, and study. The kitchen/diner is ideal for entertaining, with utility and W.C. to the rear. Upstairs boasts four bedrooms (three doubles), a principal bedroom with ensuite, and a family bathroom. Outside features a low-maintenance garden with patio, artificial lawn, pergola seating, and a large shed.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Four Reception Rooms.
- Desirable Area.
- Four Bedrooms.
- Great Transport Links.
- Well Presented Throughout.
- Total ft² - 1475.00

DESCRIPTION
This property is a spacious two-storey home, featuring well-proportioned living spaces and a versatile layout, ideal for family life.

The ground floor of the property offers four reception rooms, a bright and spacious family room which overlooks the garden. A large lounge provides a separate, more formal living area whilst the home office gives additional living space. The generous kitchen/dining area is perfect for family meals and entertaining. The study is a great space as a quiet workspace. The utility and W.C. are located next to each other and offer access to the rear elevation.

The upstairs comprises of four bedrooms, three of which are double rooms. The principle bedroom benefits from a built-in wardrobe and an ensuite with a shower. The additional family bathroom completes the upstairs of the property.

The garden offers a low-maintenance and practical outdoor space. It features a paved patio area with sections of artificial grass for easy upkeep. A large timber shed provides useful outdoor storage whilst a covered pergola seating area creates an inviting space to relax.

LOCATION
Muxton is a residential suburb located in the north-eastern part of Telford. It lies just off the A518, offering convenient access to Telford town centre, the M54 motorway, and nearby areas like Donnington and Lilleshall. The area features local shops, schools, parks, and a golf course (The Shropshire Golf Centre), making it a family-friendly and peaceful place to live. It also borders parts of Granville Country Park, providing access to green spaces and walking trails.

DIRECTIONS
From our office on Market Street, Wellington. Head northwest toward King Street. At the junction, continue onto Regents Street, then via Victoria Avenue into Walford Avenue. Turn right to join the A5 dual carriageway northbound toward Telford. After approximately 2 miles, take exit 5 onto the A442 (north) toward Oakengates/Donnington. Continue on A442 past Donnington toward Muxton. After around 1.5 miles, turn right onto Birchwood Close, reaching the property on your right in 30 yards.

- ROOMS**
- GROUND FLOOR**
- LOUNGE**
15'8" x 13'1"
- FAMILY ROOM**
19'9" x 12'5"

- HOME OFFICE**
16'5" x 7'8"
- KITCHEN/DINING ROOM**
24'2" x 13'2"

- STUDY**
6'9" x 5'3"
- UTILITY ROOM**
8'7" x 7'8"
- W.C.**
4'5" x 3'3"
- FIRST FLOOR**
- BEDROOM ONE**
14'0" x 11'6"
- ENSUITE**
7'2" x 3'8"
- BEDROOM TWO**
12'0" x 10'0"
- BEDROOM THREE**
12'2" x 10'0"
- BEDROOM FOUR**
10'2" x 6'9"
- BATHROOM**
9'0" x 7'0"

- EXTERNAL GARDEN**
- LOCAL AUTHORITY**
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.