



Helping *you* move



Maple Cottage, Muxton, TF2 8PD

This 5-Bedroom extended, detached Duke of Sutherland Cottage is nicely presented, making the most of the Original Features whilst offering everything you need for modern family life. With a large Lounge leading to the Dining Room, great Home Office, and Master En Suite Bedroom - all situated within attractive mature gardens and grounds of approximately 1/4 of an acre.

Offers In Region Of
£520,000

Overview

- 5-Bedroom Character House in a Village Location
- Lovely, Mature Gardens
- Kitchen/Breakfast Room, Utility and Ground Floor W.C.
- Study, Lounge & Dining Room
- Large Conservatory
- Main Bedroom with En Suite
- 4 Further Good-Size Bedrooms & Family Bathroom
- Parking for 4/5 Cars plus Garage/Workshop
- EPC Rating E-49



Brief Description

Modernised and extended to a high standard, Maple Cottage has a smart Entrance Hall with quarry tiled floor that leads to the Study and the spacious Lounge with feature cast-iron fireplace. The Lounge opens through to the Dining Room which has double doors out to the large Conservatory overlooking the rear Garden. There is also a Breakfast Kitchen, Utility Room and Ground Floor W.C. Stairs from the Study lead up to the first floor Landing which leads to the Master En Suite Bedroom, four further Bedrooms and the Family Bathroom.

Externally, the property is approached over a shared Private Road with Private Driveway and Parking for several cars. There is a larger than average detached Garage Workshop and beautiful mature Cottage Gardens surround the property.

Location

Muxton is a popular residential area just south of Newport, with a very well-regarded Primary School, Doctor's Surgery, Newsagents and local Church – and more local Shops, a Supermarket, Takeaway and a McDonalds within a few minutes' drive.

Newport itself has a busy High Street with a good mix of shops, boutiques, cafes, Waitrose and a Victorian Indoor Market. Telford, with its shopping centre, leisure facilities and railway station – with direct trains to Birmingham New Street – is just 5 miles away.



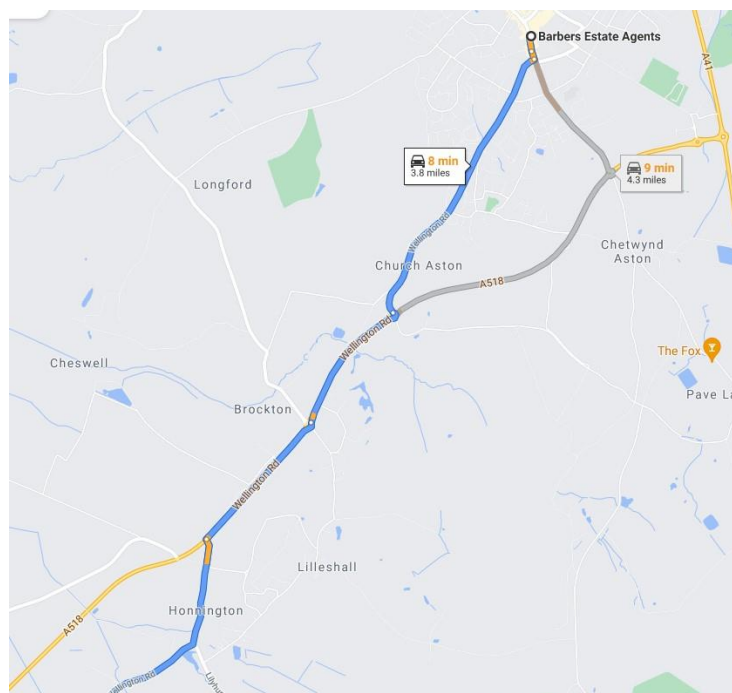
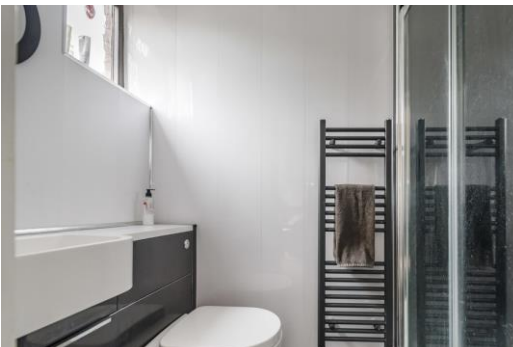
Useful Information

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

LOCAL AUTHORITY: Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ

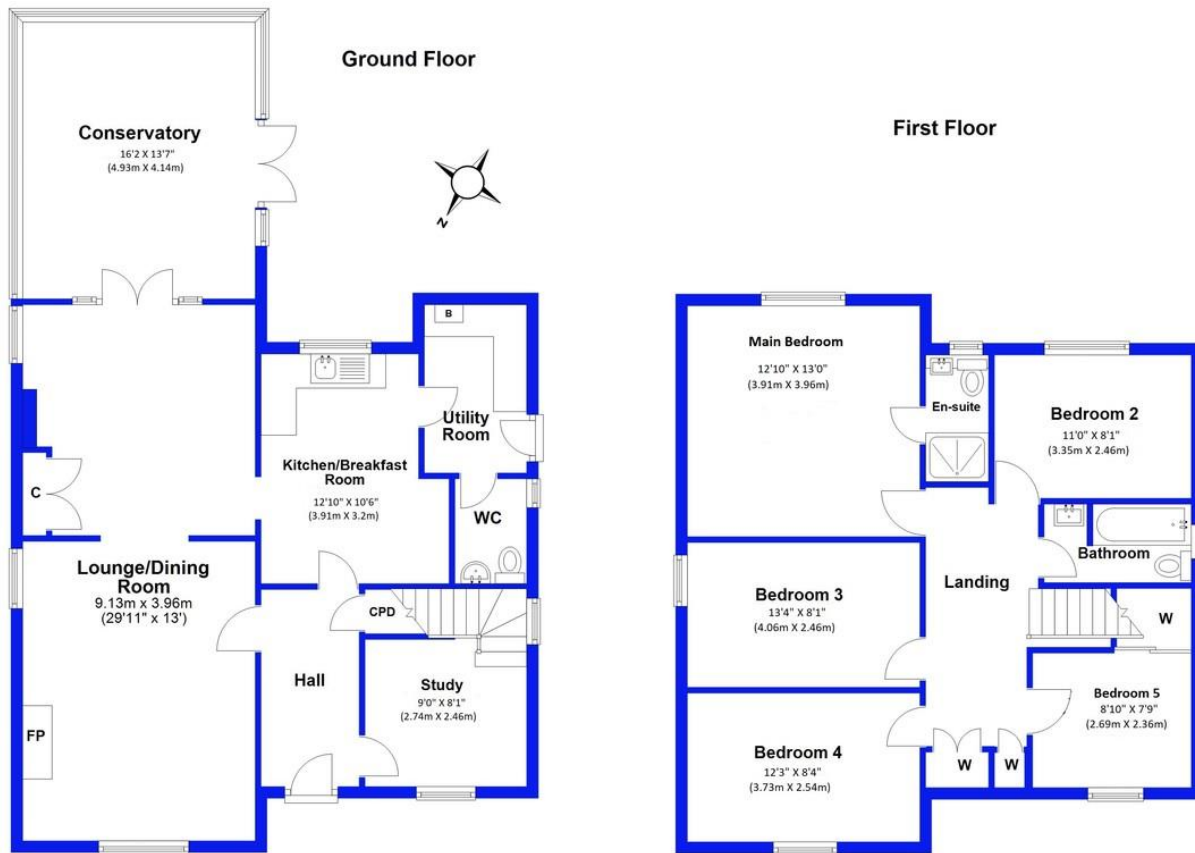


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DIRECTIONS: From our office, head south on High Street and turn right onto Wellington Road. At the roundabout, take the 3rd exit onto A518 towards Telford and, at the next roundabout, take the 2nd exit to stay on A518. After 0.8 miles turn left onto Wellington Road and after 1.1 miles turn left onto Muxton Lane - approximately 0.2 miles along Muxton Lane you'll see the property on your left-hand side as identified by our For Sale board.

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity.



Total area: approx. 161.0 sq. metres (1732.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes were measured dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

43 Muxton Lane, Muxton, Telford



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!

NEWPORT BRANCH 30 High Street, Newport,
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Barbers

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.