



Helping *you* move



12 Broomhurst Way, Muxton, TF2 8RG

A lovely Three Bedroom Detached Property within the village of Muxton. The property has the benefit of recently fitted Double Glazing and Central Heating.

Offers in the Region of
£290,000

12 Broomhurst Way, Muxton, TF2 8RG

Overview

- A Lovely Well Presented Three Bedroomed Detached House
- Set in An Attractive Location
- Through Hall, Ground Floor W.C.
- Kitchen, Lounge, Dining Room
- Main Bedroom With En-Suite
- Three Bedrooms, Family
- Bathroom
- Lawned Gardens with Patio Area
- Good Sized Parking Area, D Detached Garage
- Council Tax Band D
- EPC Rating – TBC



BRIEF DESCRIPTION

A lovely Three Bedroom Detached Property within the village of Muxton. The property has the benefit of recently fitted Double Glazing and a Central Heating. The accommodation comprises: Through Entrance Hall, Ground Floor W.C., Kitchen, Lounge and Dining Room. To the first floor there is Main Bedroom with En-Suite Shower Room, Two Further Bedrooms and Bathroom.

Externally there is a good size parking area together with Detached Garage, Lawned gardens with paved Patio.

LOCATION

Muxton is a popular residential district of Telford and the property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station.

The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.



Your **Local** Property Experts
01952 820 239

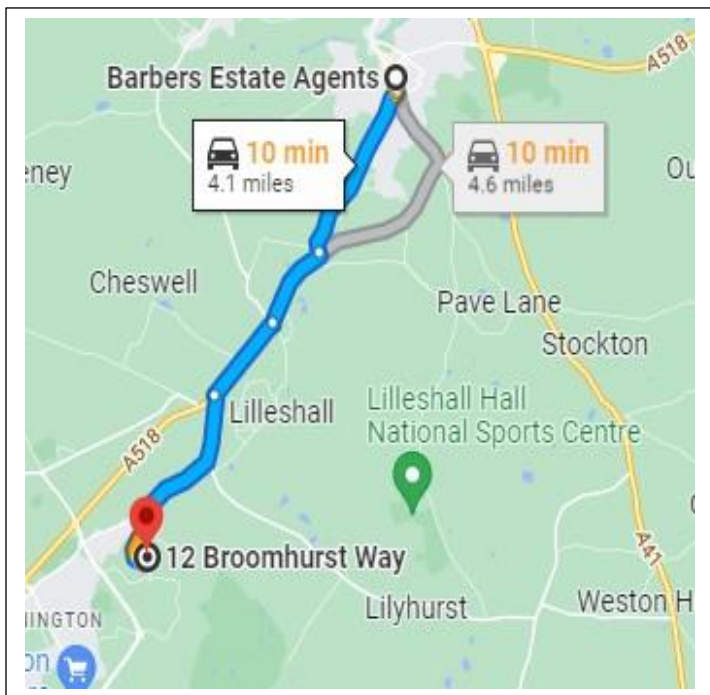


USEFUL INFORMATION:

TO VIEW THIS PROPERTY: 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 One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

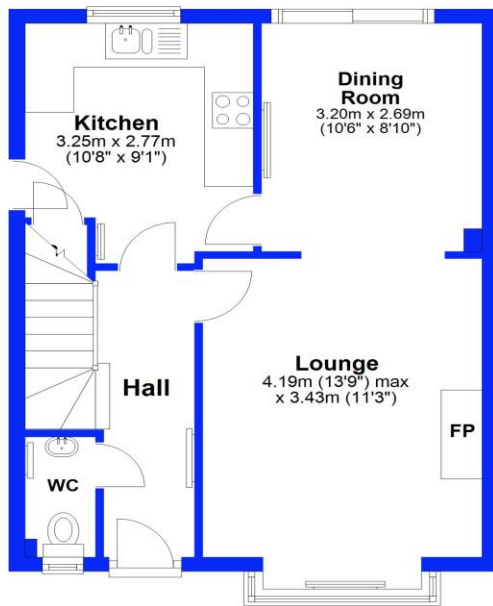


DIRECTIONS: From our office, head south on High Street, continue onto Upper Bar then turn right onto Wellington Road. At the roundabout, take the 3rd exit onto Wellington Road/A518. At the next roundabout, take the 2nd exit and stay on Wellington Road/A518, turn left onto Wellington Road, then turn left onto Muxton Lane, then turn right onto Saltwells Drive, turn left onto Broomhurst Way where the property will be located on will be on the right hand side.

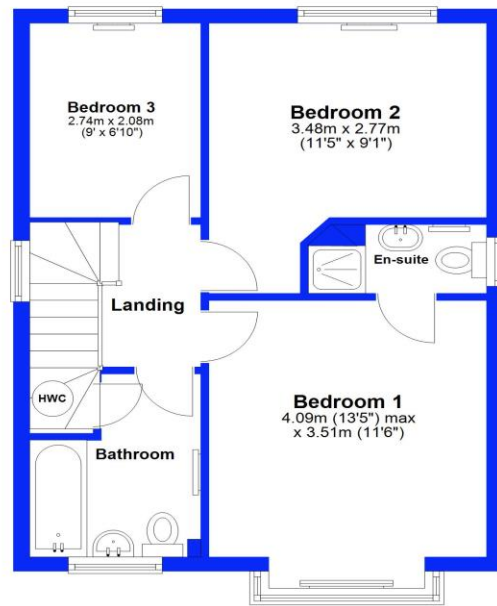
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Ground Floor
Approx. 42.4 sq. metres (456.4 sq. feet)



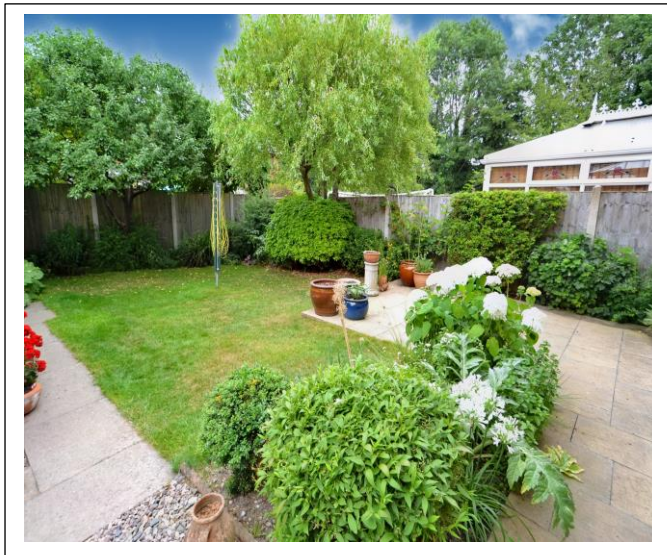
First Floor
Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 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 and 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.

12 Broomhurst way, 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! Tel: 01952 820 239

BARBERS: 30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



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.