



Helping *you* move



## 5 Canterbury Close, Muxton

A recently redecorated, spacious Four Bedroomed Detached Family Home located in a desirable position at the end of this popular cul-de-sac, having double garage and driveway.

Offers in the Region of

**£365,000**

# 5 Canterbury Close, Muxton, Telford TF2 8SL

## Overview

- Detached House
- Lounge, Dining Room, Study
- Kitchen and Utility Room
- Ground Floor Cloaks/WC
- Master Bedroom with En-Suite
- Three further Double Bedrooms
- Family Bathroom
- Double Garage and Driveway
- Gardens to front, side and rear
- Gas CH, Double Glazing
- Council Tax D. EPC D



## Location

Canterbury Close is perfectly located in a popular and favoured residential area, situated close to Muxton Primary School and within easy reach of the array of secondary schools available in both Telford and Newport. Telford town centre with its comprehensive range of shopping and leisure facilities is also nearby, with easy access to the M54 motorway links and railway station.

## Brief Description

The well presented and spacious accommodation briefly comprises a through hallway with study and cloaks/WC off, and access to the ground floor rooms. The generous Lounge features a front aspect bay window and an 'Adams' style feature fireplace. Double doors open to the separate dining room which has sliding patio doors opening to the garden. The well equipped Breakfast Kitchen features an array of gloss fronted base and wall mounted units with contrasting work surfaces over. The kitchen includes an integrated mid-level fan assisted double oven, separate five burner gas hob with extractor hood over and dishwasher.

The Utility Room opens directly off the kitchen and has a matching range of units and work surface with space and plumbing provision for washing machine and tumble drier. A wall mounted gas combi boiler was fitted in November 2022.



Stairs rise from the hallway to the first floor landing, off which is the master bedroom (with built-in wardrobes) and a modern en-suite shower room. Three further double bedrooms and the modern family bathroom complete this level.

The property occupies a desirable position on this road, having a drive area fronting the garage, which has a courtesy door to the side garden. The gardens extend from the front to the side of the property and then open out into the rear. The side garden is predominantly paved, which continues into the rear garden to form a full width patio seating area. This patio extends around the other side of the property, providing additional seating space. The remainder of the fully enclosed rear garden is mainly laid to lawn with established borders of mature trees, shrubs and perennials.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors' Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D (£1,883.48 for the year 2022/23).

#### SERVICES

We are advised that mains water, drainage, gas and electricity 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.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 4 of the M54 motorway proceed along Castle Farm Way, B5060, over Limekiln Bank Roundabout onto Redhill Way. At Granville roundabout continue along the B5060 onto Donnington Wood Way. At Donnington Wood roundabout take the third exit onto Marshbrook Way, follow this road along turning second left into Winchester Drive (opposite the children's play area). At the T Junction, turn left into Canterbury Close, then left again, where the property can be found at the end of the cul-de-sac, approached over a neighbour's driveway.

#### METHOD OF SALE

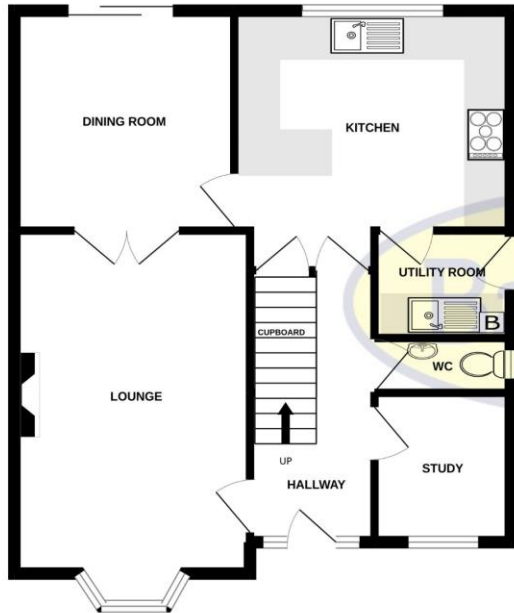
For Sale by Private Treaty.

WE31888.281122

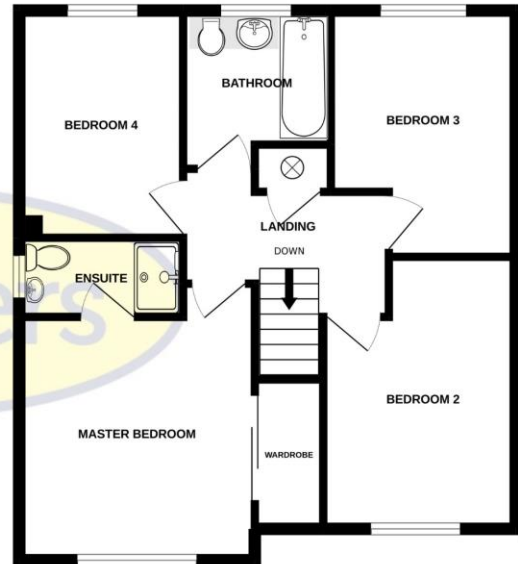
#### AML REGULATIONS

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.

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.  
Made with Metropix ©2022

All measurements quoted are approximate:

**LOUNGE** 16' 2" (17'9" into bay) x 11' 1" (4.93m (5.41m) x 3.38m)

**DINING ROOM** 10' 5" x 10' 5" (3.18m x 3.18m)

**BREAKFAST KITCHEN** 13' 1" (min) x 9' 1" (3.99m x 2.77m)

**UTILITY ROOM** 6' 5" x 5' 1" (1.96m x 1.55m)

**STUDY** 7' 1" x 6' 5" (2.16m x 1.96m)

**CLOAKS/WC** 6' 5" x 2' 7" (1.96m x 0.79m)

**MASTER BEDROOM** 11' 6" (min) x 11' 2" (3.51m x 3.4m)

**EN-SUITE SHOWER ROOM** 7' 9" x 3' 9" (2.36m x 1.14m)

**BEDROOM TWO** 13' 1" (max) x 9' 1" (max) (3.99m x 2.77m)

**BEDROOM THREE** 11' 7" (max) x 8' 7" (max) (3.53m x 2.62m)

**BEDROOM FOUR** 10' 9" x 7' 9" (3.28m x 2.36m)

**FAMILY BATHROOM** 7' 7" (max) x 6' 8" (2.31m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## 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 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@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.