



Helping *you* move



## 27 Goodrich Close, Muxton, TF2 8SN

A very smart modern Detached House situated in a tucked away location on this attractive residential road. The property offers spacious 4 Bedroom accommodation with an En-Suite and family Bathroom, Parking and low maintenance Gardens.

Offers in the Region of  
**£325,000**



# 27 Goodrich Close, Muxton, TF2 8SN

## Overview

- A Spacious Modern Detached House
- 4 Good Sized Bedrooms
- En-Suite and Large Family Bathroom
- Attractive Fitted Kitchen, Utility Room
- Spacious Lounge Dining Room
- Large Conservatory
- Low Maintenance Garden
- Parking to the Front and Extra Garden
- Gas CH, PVC Double Glazing
- Council Tax Band D, EPC Rating – D



## BRIEF DESCRIPTION

A very nicely presented Detached Family Home situated in a pleasant tucked away location. The property has accommodation of: Through Entrance Hall, Ground Floor W.C., Fitted Kitchen, Utility, Lounge Dining Room, Conservatory. The first floor has Main Bedroom and En-Suite Shower Room, 3 Further Bedrooms and a large Family Bathroom.

Externally there is an Integral Garage and extra front garden and to the rear is a low maintenance garden. The property also has the benefit of an electric vehicle charging point.

## 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.



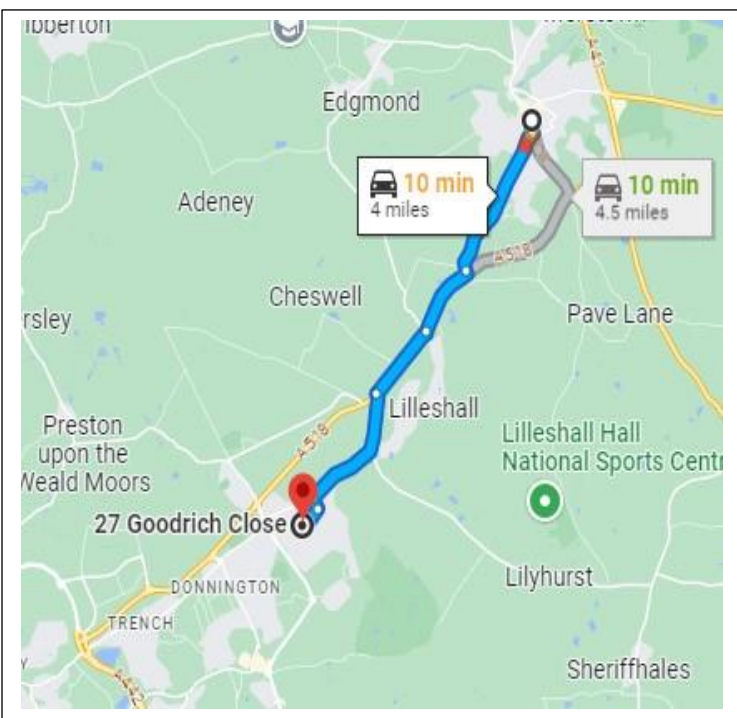
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto: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.

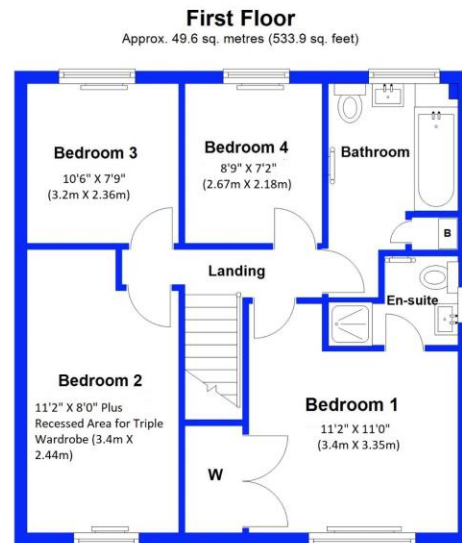
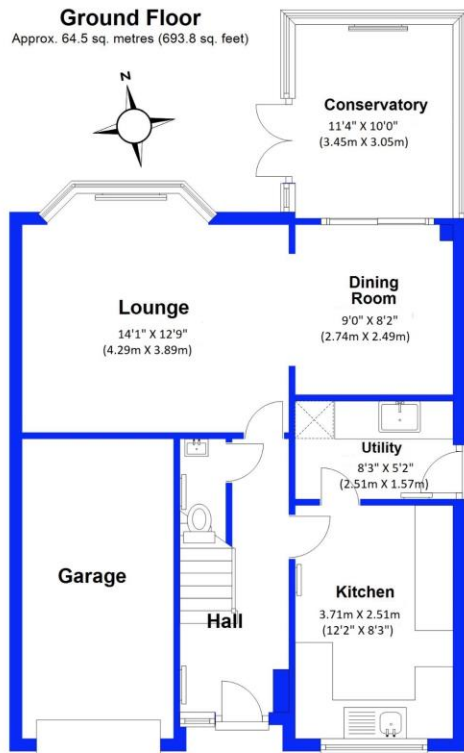


**DIRECTIONS:** From Newport, take the A518 towards Telford, at the Clocktower roundabout, take the 1st exit and then straight on at the mini roundabout. Turn left onto Marshbrook Way, then left into Saltwells Drive and then left into Goodrich Close where the property will be identified by our For Sale 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. 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.





Total area: approx. 114.1 sq. metres (1227.6 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.

27 Goodrich Close, 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

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

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

**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.