



Helping *you* move



## 15 Birchwood Close, Muxton

This spacious Detached House offers Four Bedrooms, Two Reception Rooms and is positioned on a generous plot, at the end of the road with tree lined screening to the side.

Offers in the Region of

**£355,000**

# 15 Birchwood Close, Muxton, Telford, TF2 8SG.

## Overview

- Detached House
- Lounge, Dining Room
- Conservatory
- Fitted Kitchen, Utility Room
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom with Four piece suite
- Garage and Driveway Parking
- Front & Rear Gardens
- Gas CH, DG
- No Upward Chain
- EPC D, Council Tax D



## Location

Situated in this popular area, within 1½ miles from local shops, public houses and supermarkets. Newport with its High Street stores, smaller specialist shops, indoor market and supermarkets is approximately 5 miles distance and Telford which offers more comprehensive shopping, leisure and employment facilities is approximately 5 miles in the opposite direction. Muxton is conveniently situated within easy access of the West Midlands road network, in particular the M6 and the M54.

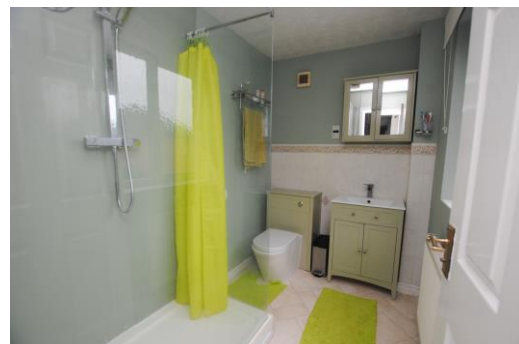
## Brief Description

This spacious Detached House offers well maintained, neutrally presented accommodation throughout. Entering into the Entrance Hall with stairs to the first floor and L shaped Cloakroom with two piece suite. The Lounge overlooks the front through a walk-in bay window; fireplace with hearth and gas fire, double doors opening into the Dining Room with single door to Kitchen and sliding patio doors leading into the Conservatory which offers delightful views over the rear garden and French doors opening into the side patio area (which currently benefits from an enclosed, covered Pet Enclosure). The Kitchen has a good arrangements of drawers, base and wall mounted units, breakfast bar, integrated oven with gas hob and extractor over, dishwasher and fridge / freezer; window to rear and arch into the Utility Room with provision for two appliances, pantry cupboard, wall mounted boiler and door to outside.



Stairs ascend to the first floor Landing with access to loft hatch and airing cupboard. The main Bedroom has a range of built-in wardrobes, two windows to the front, built-in cupboard and door into the En-suite with a modern white suite including double shower cubicle. There are three further Bedrooms, all with windows overlooking the rear garden. The Bathroom has a coloured four piece suite including separate shower cubicle. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a driveway (also serving the neighbouring two properties) which in turn leads to the integral Garage and also provides a turning area; adjacent lawned garden. The rear garden is laid predominantly to lawn with paved patio area and established shrub borders; tree lined aspect to the left hand side of the property.



#### 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

#### 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 Wellington head out on the A442 towards Trench and then head towards Newport on the A518. At the Clocktower roundabout take the third exit and then straight on at the mini roundabout onto Donnington Wood Way. Turn left into Marshbrook Way and then take the first left into Birchwood Close - follow the road towards the bottom and then turn left. No. 15 is in the very far right hand corner.

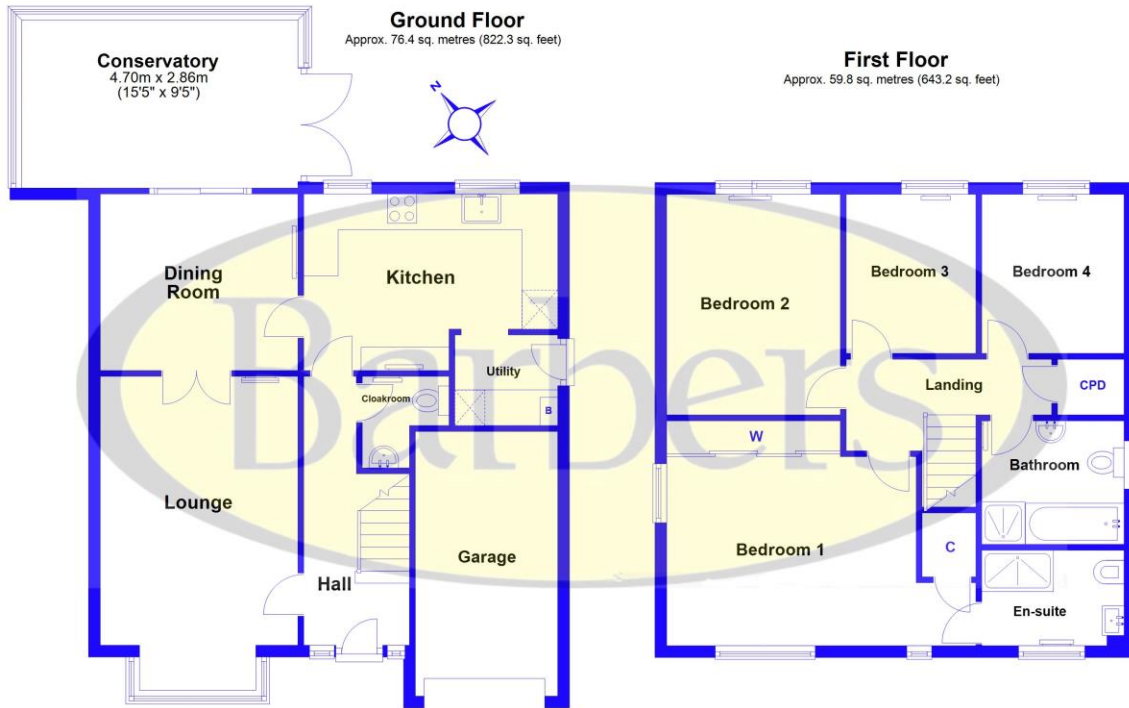
#### METHOD OF SALE

For Sale by Private Treaty.

WE34280.161023

#### 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.



Total area: approx. 136.2 sq. metres (1465.5 sq. feet)

This 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 dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

15 Birchwood Close, Muxton, Telford

All measurements quoted are approximate:

LOUNGE 15' 1" x 11' 0" (4.6m x 3.35m) plus bay

DINING ROOM 11' 0" x 9' 9" (3.35m x 2.97m)

CONSERVATORY 15' 3" x 9' 2" (4.65m x 2.79m)

KITCHEN 14' 2" x 9' 8" (4.32m x 2.95m)

UTILITY ROOM 5' 7" x 5' 0" (1.7m x 1.52m)

BEDROOM ONE 13' 8" x 10' 7" (4.17m x 3.23m) min.

EN-SUITE 8' 0" x 5' 4" (2.44m x 1.63m)

BEDROOM TWO 12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM THREE 8' 8" x 7' 5" (2.64m x 2.26m)

BEDROOM FOUR 8' 8" x 7' 9" (2.64m x 2.36m)

BATHROOM 8' 0" x 6' 9" (2.44m x 2.06m)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

## 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.