



Helping *you* move



4 Wallett Drive, Muxton, TF2 8SY

A modern and surprisingly spacious Detached House located in the Muxton, conveniently located for Telford and Newport with great amenities close at hand. One of the key plusses to this property is the Parking Area to the front together with this, the property boasts 3 well proportioned Bedrooms, one of which has an En-Suite, as well as a Family Bathroom.

Offers in the Region of
£297,950

4 Walleth Drive, Muxton, TF2 8SY

Overview

- Modern Detached Family Home with Plenty of Parking
- Three Bedrooms
- Entrance Hall, Ground Floor W.C.
- Open Plan Kitchen Dining Room
- Lounge
- Main Bedroom with En-Suite Shower Room
- Family Bathroom, Single Garage
- Good Size Rear Gardens, Close to Local Primary School
- Council Tax Band D
- EPC Rating – C



BRIEF DESCRIPTION

A stylish 3 Bedroom Detached Home occupying a prime position on Walleth Drive in Muxton, ideal for schools and transport links as well as having the towns of Telford and Newport within easy reach. The property has spacious living accommodation downstairs comprising: Modern, Open Plan Kitchen Diner with French doors leading to a Rear Patio and Garden. There is also a separate Lounge with a walk in bay window and feature fireplace. The staircase leads you up to Three generous Bedrooms, with the Main Bedroom having a convenient En-Suite Shower Room and the other Two Bedrooms sharing a large Family Bathroom. Externally, the property benefits from Gardens to with a Patio Area and small grass area to the front. Also there is a Detached Single Garage with plenty of storage and off road Driveway Parking.

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.



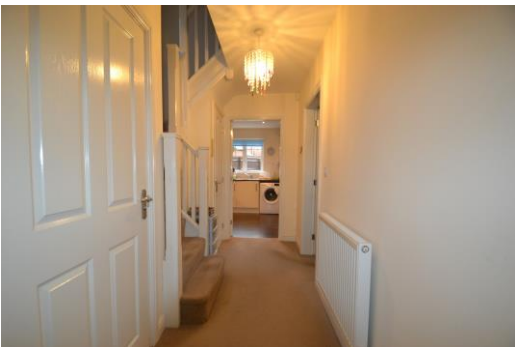
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbersonline.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.

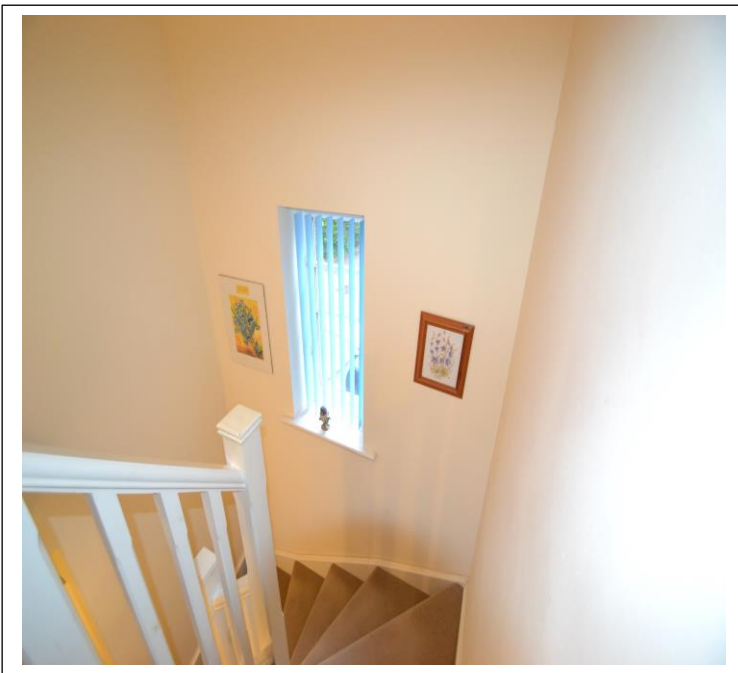
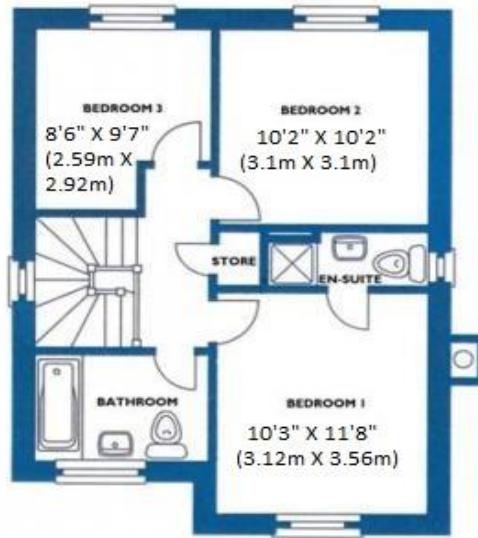
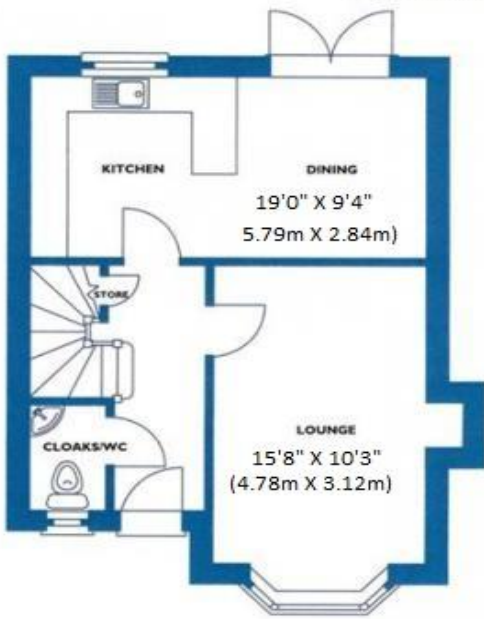
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: Proceed from Newport along the A581 towards Telford. At the roundabout with the Clock Tower, take the first turning to drive through Muxton. Continue on this road until you reach the next roundabout. Take the first turning into Regents Crescent, then the first right into Wallett Drive. Number 4 can be found on the right hand side, the second house along the private brick paviour driveway. **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.

4 WALLET DRIVE, MUXTON TF2 85Y



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



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.