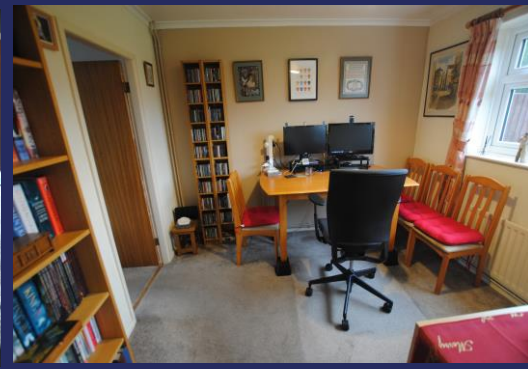




Helping *you* move



### 3 Stanall Drive, Muxton,

This much-loved family home provides well maintained accommodation throughout, offering two Reception Rooms, Three Bedrooms, Garage and neatly maintained gardens. Located in the popular area of Muxton, convenient for a range of neighbourhood shops and Primary School.

Offers Over  
**£255,000**

# 3 Stanall Drive, Muxton, Telford TF2 8PT.

## Overview

- Detached House
- Lounge, Dining Room
- Utility, Cloakroom
- Fitted Kitchen,
- Three Bedrooms
- Bathroom
- Garage and Driveway Parking
- Established Gardens
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax C



## Location

Situated in this popular area, within 1 mile 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 Detached House has provided a much loved family home over the years and offers well maintained accommodation throughout. Entering into a Porch which gives access to a Reception Hall, with door to Lounge with window to the fore, attractive feature fire surround with gas fire and door to Dining room. The fitted Kitchen has a range of drawers, base, and wall mounted cupboards with complementary working surfaces, inset 1.5 bowl sink unit, space for free standing cooker, window to rear, under stairs storage cupboard and door to the Utility Room – with access to the garden and garage, plumbing for dishwasher and washing machine and door to downstairs WC, which has a window to rear.



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Stairs from the Hall, ascend to the first floor Landing with window to the side, access to the loft and cupboard. Bedroom One has a built-in double wardrobe and window to the rear, Bedroom Two has window to front and Bedroom Three also has a window to the front elevation. The Bathroom provides a modern white three piece suite with electric shower over the bath and full wall tiling. Internally, the accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmac driveway with shale to side providing a generous driveway with parking directly in front of the single Garage with up and over door and service door into the Utility. The attractive rear garden has a patio area, further gravelled area, lawn and established borders enclosed by fencing.



#### 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 C

#### 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### 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

Proceeding along the New Trench Road (A518) towards Newport, at Donnington Roundabout (Clock Tower) turn right into School Road and at the mini roundabout proceed straight over then take the second left into Fieldhouse Drive; follow the road around, taking the third right into Stanall Drive and the property will be found on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34983/230224

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



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All measurements quoted are approximate:

**LOUNGE** 13' 3" x 12' 3" (4.04m x 3.73m)

**DINING ROOM** 10' 0" x 8' 6" (3.05m x 2.59m)

**KITCHEN** 10' 0" x 7' 6" (3.05m x 2.29m)

**UTILITY ROOM** 12' 7" x 7' 6" (3.84m x 2.29m)

**BEDROOM ONE** 10' 13" x 9' 3" (3.38m x 2.82m))

**BEDROOM TWO** 11' 8" x 9' 7" (3.56m x 2.92m) (MAX)

**BEDROOM THREE** 7' 8" x 6' 5" (2.34m x 1.96m)

**GARAGE** 14' 3" x 8' 0" (4.34m x 2.44m)

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	

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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.