



Helping *you* move



54 Winchester Drive, Muxton

This nicely presented Semi-Detached House provides two Reception Rooms and Three Bedrooms. Conveniently located for the Primary School and easy access to a range of neighbourhood amenities.

Offers in the Region of

£240,000

54 Winchester Drive, Muxton, Telford, TF2 8SJ.

Overview

- Semi-Detached House
- Nicely presented
- Fitted Kitchen
- Full width Lounge/Diner
- Principal Bedroom with En-suite
- Two further Bedrooms
- Bathroom, Solar Panels
- Driveway Parking
- Garage
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC D, Council Tax C



Location

Situated in this popular area, convenient for 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 nicely presented Semi-Detached House is entered directly into the Hall with a door off to the right into the Kitchen which provides a range of white fronted base and wall mounted units, complementary working surfaces, integrated fridge / freezer, oven, five ring gas hob with extractor, provision and space for a washing machine, wall mounted boiler (installed May 2024) and window to the front.

From the Hall on the left is the integral garage with electric roller shutter door, built-in range of cupboards and door providing side external access. The Lounge overlooks the rear garden with window and French doors, attractive feature fireplace; stairs ascend to the first floor Landing.



The principal Bedroom overlooks the front aspect and has a door into the En-suite Shower Room. There are two further Bedrooms and a main Bathroom with three piece suite. The property benefits from gas central heating and double glazing. The solar panels on the rear roof are wholly owned.

Externally, the property is approached over a tributary road serving no.54 and it's three neighbours. There is driveway parking and turning space along with a lawned garden area and pebbled area. A gate provides side access into the rear garden where you will find a paved patio area, lawned garden and further paved patio to the bottom.



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. We are advised there are covenants within the Title, please contact the Agent for more information.

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. There are owned solar panels. 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

DIRECTIONS

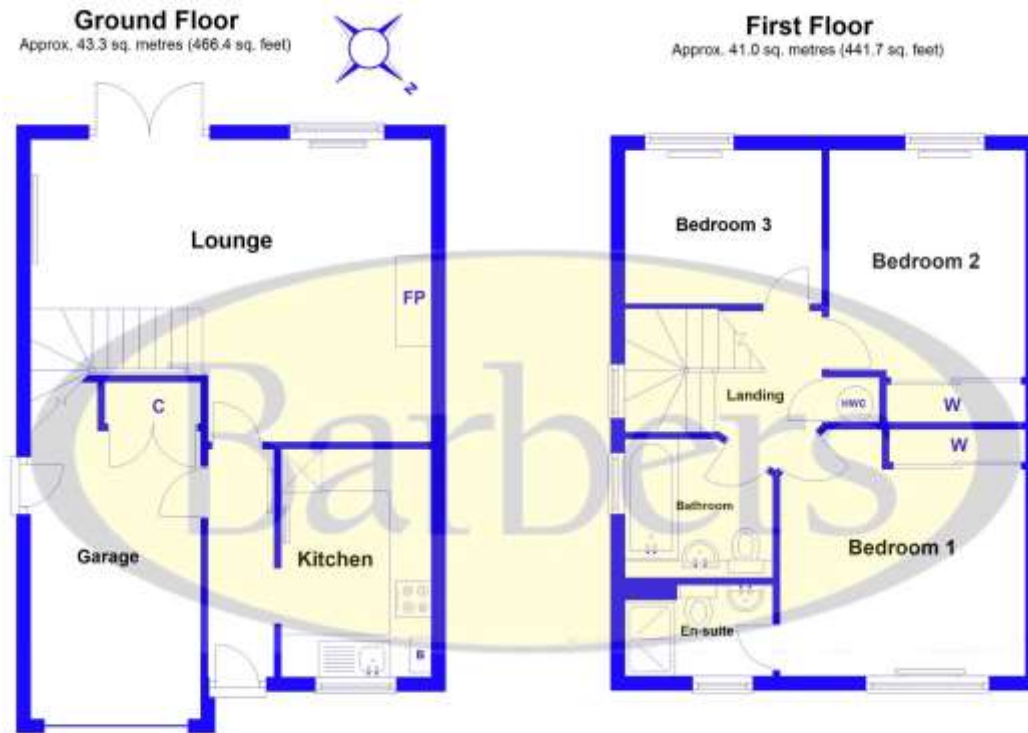
From Wellington head out on the A442 towards Trench and then head towards Newport on the A518. At the Clocktower roundabout take the third exit and then straight on at the mini roundabout onto Donnington Wood Way. Turn left into Marshbrook Way and follow the road around past the School and then take the next right into Winchester Drive - at the T junction turn right and follow the road around to the right - no.54 will be found on the right hand side at the end of the tributary road.

METHOD OF SALE

For Sale by Private Treaty.

WE35788.180924 v.2

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. 84.4 sq. metres (908.1 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
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54 Winchester Drive, Muxton, Telford

All measurements quoted are approximate:

KITCHEN 6' 9" x 6' 9" (2.06m x 2.06m)

LOUNGE 18' 4" x 13' 8" (5.59m x 4.17m) max.

BEDROOM ONE 11' 9" x 11' 2" (3.58m x 3.4m)

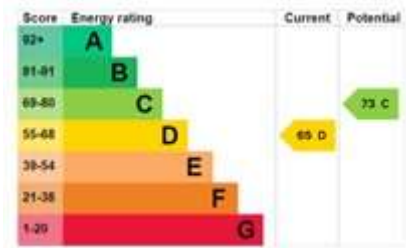
EN-SUITE 7' 0" x 4' 6" (2.13m x 1.37m)

BEDROOM TWO 10' 11" x 9' 1" (3.33m x 2.77m)

BEDROOM THREE 8' 9" x 7' 0" (2.67m x 2.13m)

BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)

GARAGE 13' 1" x 7' 5" (3.99m x 2.26m)



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

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Email: 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.