



Helping *you* move



9 Osterley Grove, Muxton, TF2 8RD

A well presented, mature, Detached Family Home situated in a lovely cul-de-sac location with four generous bedrooms and an en-suite to the principal bedroom. The property also benefits from an integral garage, double parking space to the front, and enclosed rear gardens.

Offers in the Region of
£334,995

9 Osterley Grove, Muxton, TF2 8RD

Overview

- A Beautifully Presented Detached Family Home
- Four Generously Sized Bedrooms
- Kitchen Dining Room, Utility Room
- Lounge with Bay Window,
- Conservatory
- Entrance Hall, W.C. Cloakroom
- En-Suite to Principal Bedroom
- Family Bathroom
- Integral Garage
- Double Parking Space
- Enclosed Rear Gardens
- Council Tax Band D
- EPC Rating - C



BRIEF DESCRIPTION

A beautifully presented, mature Detached Family Home situated in a charming cul-de-sac. Offering spacious accommodation including: Entrance Hall, Lounge with bay window, Kitchen Dining Room with access to the adjoining Conservatory, Utility Room, WC Cloakroom, Four generously sized Bedrooms with an En-Suite to the Principal Bedroom, and a Family Bathroom.

The property also benefits from an Integral Garage, Double Parking Space to the front, and Enclosed Rear Gardens.

LOCATION

Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country Park on your doorstep. 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@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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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



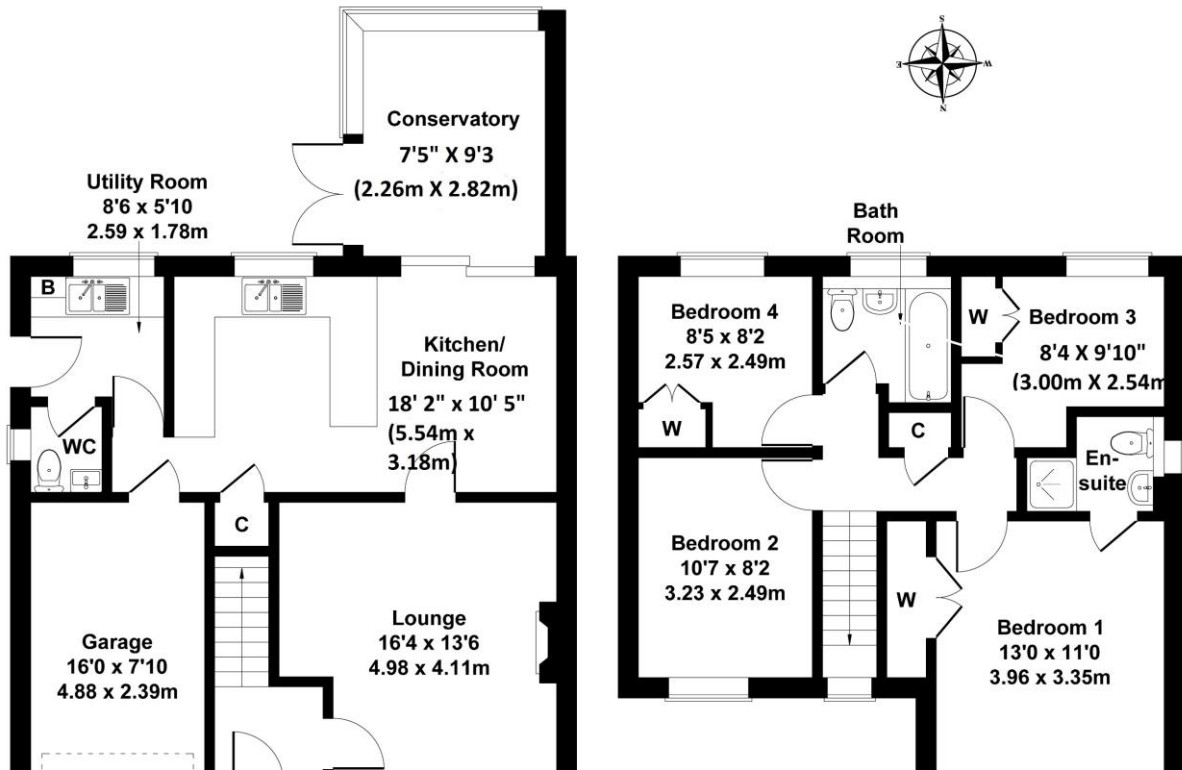
DIRECTIONS: From Newport High Street, take the A518 (Wellington Road) out of town towards Telford. Continue on this road and at Lilleshall bear left at the forked junction to Muxton (old Wellington Road). After approx 1 mile as you enter Muxton take a left turning into Muxton Lane. Turn second right onto Saltwells Drive. At the end of the road turn left and then a further left onto Thornton Park Avenue. Take a right turning into Osterley Grove and the property can be found towards the head of the cul-de-sac on the right hand side.

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: 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.

9 Osterley Grove

Approximate Gross Internal Area
1335 sq ft - 124 sq m



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.