

Total area: approx. 129.2 sq. metres (1390.5 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which has been carried out for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the property. Plan produced using PlanUp.

COUNCIL TAX: We are advised by the local authority; Telford and Wrekin Council, that the property is Band C.

EPC RATING: D (65)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, gas, electricity and drainage are connected. The home is heated via a gas central heating system.

VIEWING: Strictly by prior appointment with the Agents Newport Office – 01952 812519

DIRECTIONS: From the Newport High Street take the Wellington Road out of the town. At the roundabout, take the third turning onto the A518, towards Telford. Continue on this road, until you reach the clock tower roundabout at Muxton. Take the first turning to the left, and continue on this road for approximately 1/4 mile, until you reach the Marshbrook Way turning to the left hand side, just before the 30mph zone finishes. Turn left into Marshbrook Way, then take the second right hand turning into Woodbine Drive. Eglantine Close is the second turning to the left, and the property can be found at the end of the cul-de-sac, on the right hand side, marked by our for sale board.

AGENTS NOTES:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor, who has inspected the property.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings or new carpets etc.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING - Tempertons have considerable experience in the lettering and management of all types of residential property. Further details given without obligation.

Energy Performance Certificate			
7, Eglantine Close, Muxton, TELFORD, TF2 8RR			
Dwelling type:	Detached house	Reference number:	88267322-4800-6200-1992
Date of assessment:	12 February 2016	Type of assessment:	RPD/7 existing dwelling
Date of certificate:	12 February 2016	Total floor area:	129 sq. m
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years		£ 2,488	
Over 3 years you could save		£ 1,547	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 216 over 3 years	You could save £ 1,547 over 3 years
Heating	£ 2,020 over 3 years	£ 1,462 over 3 years	
Hot Water	£ 597 over 3 years	£ 242 over 3 years	
Totals	£ 3,488	£ 2,421	
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on energy used by individual households. They exclude energy use for morning appliances and electricity generated by micro-generation.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).			
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 281	Yes
2 Low energy lighting for all fixed outlets	£95	£ 197	Yes
3 Heating controls (thermostatic radiator valves)	£200 - £400	£ 154	Yes
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/guidance/energy-efficiency-1 or call 0800 123 234 (national landline only). The Green Deal Fund cannot make your home warmer and cheaper to run.			



23-25 High Street, Newport

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Estate Agents • Surveyors • Valuers

NEWPORT

01952

812519

**7 EGLANTINE CLOSE
MUXTON, SHROPSHIRE, TF2 8RR**



SUBSTANTIALLY EXTENDED ACCOMMODATION

- A SPACIOUS, FOUR BEDROOMED, DETACHED HOUSE, WITH GARAGE AND OFF ROAD PARKING
- TWO GOOD SIZED RECEPTION ROOMS
- TWO EN-SUITE BEDROOMS
- POPULAR RESIDENTIAL CUL-DE-SAC LOCATION
- BREAKFAST KITCHEN, UTILITY
- TWO FURTHER BEDROOMS, BATHROOM
- PRIVATE, ENCLOSED REAR GARDENS

£234,950 region

REF. 5033



Newport
23-25 High Street
01952 812519

Telford Town Centre
14 Hazledine House
01952 201700

Number Seven is a substantially extended, four bedroomed detached family home, situated in a popular residential cul-de-sac. This property has the benefit of spacious and flexible internal accommodation, including uPVC double glazing, gas central heating, two reception rooms, kitchen, utility and downstairs cloakroom, two en-suite bedrooms, two further bedrooms and family bathroom, as well as an integral garage. The home has a fully enclosed, sunny aspect rear garden, with mature borders of shrubs and perennials and timber shed. The low maintenance front garden provides plenty of off road parking.

A VIEWING IS HIGHLY RECOMMENDED, IN ORDER TO FULLY APPRECIATE THE SIZE OF THE INTERNAL ACCOMMODATION.

Muxton remains a village of character, sitting on the very northern boundaries of Telford, yet with a wealth of amenities itself, including a doctors' surgery, primary school, parks, shops, a CofE church and hotel. Telford, close by, is a larger town with a covered shopping centre, leisure amenities, mainline rail and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

The property in more detail comprises:

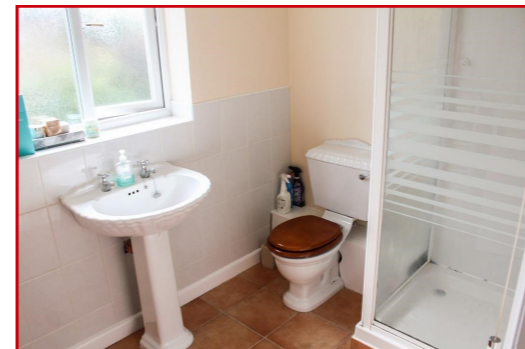
A uPVC partially glazed front door opens into the **HALLWAY** with laminate flooring, panelled radiator and understairs cupboard.

CLOAKS/WC: having WC with low level suite, pedestal wash hand basin, panelled radiator and ceramic floor. Front aspect obscure glazed window.

DINING ROOM: 4.56m x 3.32m (14'11" x 10'10") with feature wooden fireplace surround with marble inset back and hearth, housing gas, coal effect fire. Front aspect and laminate floor. Panelled radiator.

LOUNGE: 5.79m x 2.97m (18'11" x 9'8") this generously proportioned, versatile and bright room has a rear aspect window and side aspect sliding patio doors, opening into the garden. Laminate floor. Two panelled radiators.

L-SHAPED BREAKFAST KITCHEN: 3.99m max (2.41m min) x 3.36m max (1.88m min) (13'0" (7'10") x 11'0" (6'2")) with a range of white fronted units of base and wall mounted cupboards and drawers, contrasting work tops including a useful breakfast bar, with inset ceramic sink / drainer unit and complementary tiled splashbacks. Inset four ring CANDY gas hob with extractor hood over. Built-in CANDY fan assisted oven with integral grill. Space for upright fridge freezer. Space and plumbing provision for dishwasher. Panelled radiator. Ceramic tiled floor, rear aspect window.



UTILITY ROOM: 2.63m x 1.53m (8'1" x 5'0") having space and plumbing provision for a washing machine and tumble drier under work surface. Inset composite sink and drainer unit. Wall mounted IDEAL gas heating boiler. Ceramic tiled floor. Panelled radiator. Rear aspect glazed door opening to garden. Courtesy door into garage.

Stairs rise from the hallway to the first floor **LANDING** having access hatch to loft space and shelved airing cupboard housing the hot water cylinder.

MASTER BEDROOM SUITE: comprising **BEDROOM:** 2.90m x 2.45m (9'6" x 8'0") with front aspect picture window and panelled radiator. Walk in **DRESSING ROOM:** 1.48m x 1.42m (4'10" x 4'8") having access hatch to loft space, hanging rail and shelf. **EN-SUITE SHOWER ROOM:** 2.45m x 1.82m (8'0" x 5'11") with white suite including fully tiled corner shower unit having Gainsborough electric shower, WC with low level suite, pedestal wash hand basin, white ladder radiator and ceramic tiled floor. Rear aspect obscure glazed window.

BEDROOM TWO: 3.41m x 3.22m max (11'2" x 10'6") with rear aspect window and panelled radiator. Built in double width wardrobe with hanging rail and shelf. **EN-SUITE SHOWER ROOM:** 2.45m x 1.82m (8'0" x 5'11") with white suite including fully tiled corner shower unit having Gainsborough electric shower, WC with low level suite, pedestal wash hand basin, panelled radiator and ceramic tiled floor. Side aspect obscure glazed window.

BEDROOM THREE: 2.87m x 2.73m (9'5" x 8'11") with front aspect window and panelled radiator. Built-in double width wardrobe with hanging rail and shelf.

BEDROOM FOUR: 2.58m x 2.00m (8'5" x 6'6") having front aspect window and panelled radiator.

FAMILY BATHROOM: partially tiled, having a complete champagne coloured suite comprising panelled bath, WC with low level suite and pedestal wash hand basin. Rear aspect obscure glazed window, panelled radiator and ceramic tiled flooring.

OUTSIDE: The front garden is attractively laid to tarmacadam and ornamental stone, providing plenty of parking for several vehicles. The driveway leads to the integral **GARAGE:** 5.45m x 2.50m (17'10" x 8'2") with metal up and over door, power and light.

The fully enclosed rear garden enjoys a sunny, private aspect, being completely bounded by fencing and borders of mature shrubs. The garden is mainly laid to neatly shaped lawn with a slabbed patio area, and timber garden shed.

