



**Estate Agents
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39 Sutherland Drive, Muxton, Telford, TF2 8QB
Offers In The Region Of £285,000

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The home has a larger than average, sunny aspect, fully enclosed rear garden, mainly laid to shaped lawn, with mature borders of shrubs and perennials and attractive paved areas. The home also benefits from a brick built detached garage with additional store room and off road parking for several cars.

Muxton remains a village of character, sitting on the very northern boundaries of Telford, yet with a wealth of amenities including a doctors' surgery, primary school, parks, shops, a church and an hotel. Telford, close by, is a larger town with a covered shopping centre, even more 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 double glazed front door with matching side panel opens into the...

Hallway

Laminate flooring and built-in understairs cupboard.

Bedroom Three

12'7" x 8'9" (3.86 x 2.69)

Currently used as a dining room, having front aspect window. Panelled radiator and laminate flooring.

Lounge

17'10" x 10'11" max (5.45 x 3.34 max)

This generous, bright room is large enough to be used as a lounge/diner. The focal point of the room is a modern composite fireplace and log effect electric fire. 'French' doors open to the...

Double Glazed Conservatory

19'2" x 8'2" (5.85 x 2.50)

With uPVC double glazed windows on dwarf brick walls enjoying views of the rear garden, having PVC clad ceiling and laminate flooring. External door opens to the garden.

Modern Kitchen

9'11" x 8'6" (3.03 x 2.60)

Having a range of modern shaker style cabinets comprising base and wall mounted cupboards and drawers having wood effect work surfaces and complimentary tiling. Inset stainless steel sink and drainer unit. High level built-in double oven and separate ceramic induction hob with extractor hood above. Space for upright fridge - freezer and space for washing machine. Side and rear aspect double glazed windows and courtesy door to garden.

Ground floor Shower Room

Comprising modern suite with double width tiled shower cubicle and chrome faced mains shower head. Pedestal wash hand basin and low-level flush WC. Ladder radiator and ceramic tiled floor and walls to 1/2 height. Side aspect double glazed window.

Open stairs rise from the hallway to the first floor LANDING, having access hatch to loft space and side aspect window.

Bedroom One

13'0" x 11'1" (3.97 x 3.39)

This large airy room benefits from a large walk-in wardrobe. Front aspect picture window and panelled radiator.

Bedroom Two

11'5" x 8'5" max (3.50 x 2.57 max)

Velux windows with rear aspect. Radiator and useful built-in store / cupboard.

Bathroom

Having a complete white suite with panelled bath and tiled surround. Pedestal wash hand basin and low-level flush WC. Radiator and 'Velux' window.

Outside

The front garden is attractively laid to the open plan design, with a tarmacadamed driveway providing off road parking for two cars with a neatly maintained adjacent lawn.

The driveway leads to the brick built GARAGE/STORE: L Shaped Garage Area: 5.95m max (1.87m min) x 4.48m max (2.88m min) with up and over metal door, power and light. Side aspect window and courtesy door to the garden. Rear aspect window. Store Room: 1.87m x 0.95m.

Accessed via a wooden gate from the driveway, to the rear garden is a delightful space, being a large corner plot, with a very sunny aspect. It is mainly laid to shaped lawn, enclosed by fencing with well stocked mature borders of specimen trees, shrubs and perennials, including magnolias, hellebores, hydrangea etc. To the side of the property is a paved patio area with covered Verandah. Greenhouse and outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: C

EPC RATING: E (54)

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, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and

mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property, however Telford is an historic mining area and potential purchaser should make their own enquiries in regard to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

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, over the roundabout with the Red House Inn, taking the next left hand turning towards Lilleshall/Muxton. Bear right at the fork, continuing towards Muxton. Sutherland Drive can be found on the left hand side, shortly after entering the village, and number 39 can be found, tucked away at the head of the cul-de-sac.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property 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.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own 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 is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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 Letting and Management of all types of residential property. Further details given without obligation.



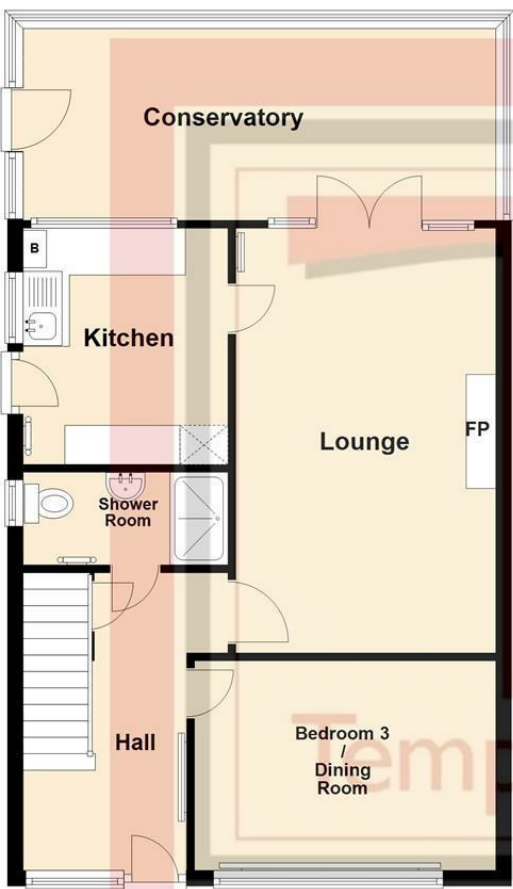


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



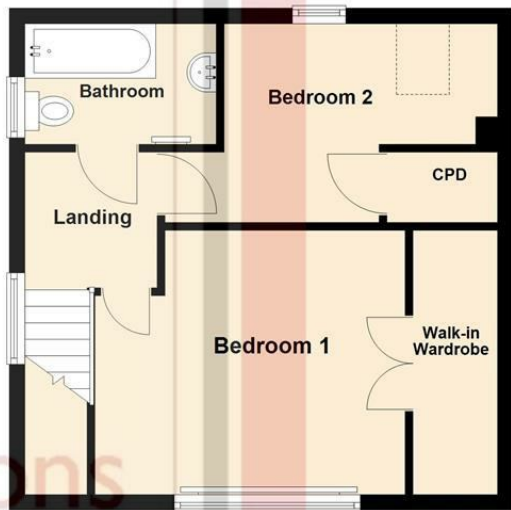
Ground Floor

Approx. 65.6 sq. metres (705.6 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

This 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 should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.

Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.