



**Estate Agents
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9 Osterley Grove, Muxton, Telford, TF2 8RD

Offers In The Region Of £349,950

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Muxton sits on the very northern boundaries of Telford, and benefits from a wealth of local amenities including a doctors' surgery, primary school, parks, shops, a church and hotel. The property is also located within five miles of the centre of the market town of Newport with its greater range of amenities, schools and leisure facilities. Telford Town Centre is also about 5 miles away with its covered shopping centre, retail parks, mainline railway station and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

The double glazed and gas centrally heated property is set out in further detail below;

Sliding door into..

Porch

Further door to...

Entrance Hall

Having a radiator. Door to...

Lounge

13'5" x 15'5" (4.10 x 4.70)

A well proportioned room having a front aspect 'box' bay window. Central fireplace incorporating an electric fire. Two radiators.

Kitchen / Dining Room

21'2" x 10'5" (6.47 x 3.19)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. 1 1/2 composite sink with drainer. Integrated double oven and electric hob with extractor above. Shelved understairs cupboard. Rear aspect uPVC double glazed window and radiator. Sliding double glazed doors to...

Conservatory

10'11" x 8'9" (3.33 x 2.69)

Having a fan and light. Patio doors to rear garden.

Utility

With composite 1 1/2 composite sink with drainer. Space and plumbing provision for washing machine. Combination boiler. Rear aspect uPVC double glazed window.

Cloakroom / WC

Wash hand basin and low-level flush WC. Side aspect uPVC double glazed window.

Stairs from the Entrance Hall rise to the first floor Landing, with front aspect uPVC double glazed window, radiator, shelved cupboard and hatch to loft space.

Main Bedroom

12'9" x 11'0" (3.91 x 3.37)

Having a front aspect uPVC double glazed window and radiator. Large built-in wardrobe. Door to...

En-suite

Being partially tiled having a shower cubicle with mains fed shower head. Pedestal wash basin and low-level flush WC. Side aspect uPVC double glazed window and radiator.

Second Bedroom

10'7" x 8'2" (3.25 x 2.50)

Front aspect uPVC double glazed window and radiator.

Third Bedroom

9'10" x 8'3" max (3.00 x 2.53 max)

Having a rear aspect uPVC double glazed window and radiator. Fitted double wardrobe.

Fourth Bedroom

8'3" x 8'2" (2.53 x 2.50)

Having a rear aspect window and radiator. Fitted double wardrobe.

Family Bathroom

Being partially tiled having a panelled bath. Low-level flush WC and pedestal wash basin. Rear aspect uPVC double glazed window.

Outside

The property is approached over a shared private driveway, situated towards the end of a quiet cul-de-sac, provides ample off-road parking to the front on a tarmac drive with gravelled area to one side leading to the integral Garage (4.84 x 2.57) having power and light. Gated side access leads to a most pleasant south aspect rear garden, landscaped to patio and lawn areas with borders stocked with shrubs and flowers. Garden shed and outside tap.

Additional Information

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

EPC RATING: C (70)

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: Telford is a historic coal mining area but no mining related issues have been reported.

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

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 Thorton Park Avenue. Take a right turning into Osterley Grove and the property can be found towards 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 £25.00 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.

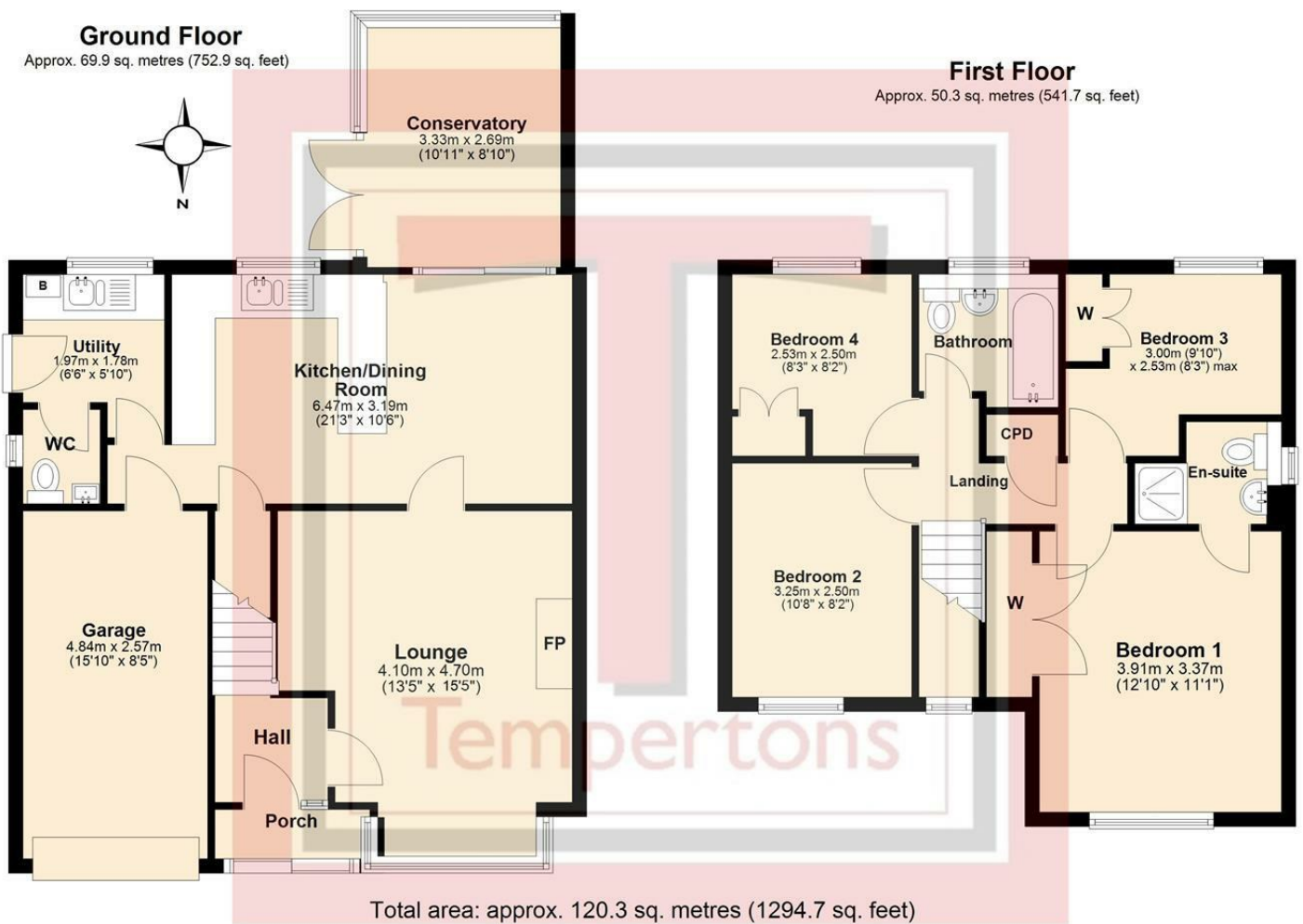
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		EU Directive 2002/91/EC



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 should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

