



**Estate Agents
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26 Bloomsbury Court, Muxton, Telford, TF2 8DL
Offers In The Region Of £335,000

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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 property has been improved over the years, including an enclosed porch, refitted en-suite shower room and bathroom and the installation of photovoltaic (PV) panels.

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

uPVC Porch

Door into...

Entrance Hall

With radiator and internal door to Garage.

Lounge

16'3" into bay x 10'5" (4.96 into bay x 3.18)

A well proportioned room having a central fireplace incorporating an electric fire. Front aspect uPVC double glazed box bay window. Two radiators. Doors into...

Dining Room

9'11" x 9'10" (3.03 x 3.02)

Sliding uPVC patio doors into rear garden. Radiator.

Kitchen

10'0" x 9'10" (3.05 x 3.00)

Base and wall mounted units comprises cupboards and drawers with contrasting work surfaces above. Integrated electric oven with 4 ring gas hob over and extractor above. Composite 1 1/2 sink with drainer. Rear aspect uPVC double glazed window.

Utility Room

Having work surfaces with space for a washing machine and dryer below. Side aspect uPVC double glazed window and external door to rear garden.

Cloakroom / WC

Low-level flush WC and corner wash hand basin. Radiator and side aspect uPVC double glazed window.

Stairs from the Entrance Hall rise to the first floor Landing, with hatch to partially boarded loft and shelved cupboard.

Main Bedroom

12'3" x 11'5" (3.75 x 3.50)

Double bedroom having built-in double wardrobe with mirror sliding doors. Front aspect uPVC double glazed window and radiator.

En-suite

Being partially tiled with walk-in shower with mains shower head. Wall mounted wash basin and low-level flush WC. Rear aspect uPVC double glazed window and towel radiator.

Second Bedroom

10'5" x 8'11" (3.18 x 2.72)

Having a built-in double wardrobe with hanging rail. Front aspect uPVC double glazed window and radiator.

Third Bedroom

10'0" max x 6'11" (3.07 max x 2.11)

Built-in single cupboard with hanging rail. Rear aspect uPVC double glazed window and radiator.

Fourth Bedroom

7'9" x 6'11" (2.38 x 2.12)

Currently used as a home office, having a built-in single cupboard with hanging rail. Rear aspect uPVC double glazed window and radiator.

Bathroom

Comprising a full length panelled bath with mains fed shower above. Low-level flush WC and wall mounted wash hand basin. Towel radiator and side aspect uPVC double glazed window.

Garage

16'9" x 8'0" (5.12 x 2.45)

Having an up and over door to the front and internal courtesy door from the Entrance Hall. Power and light. Fitted shelves.

Outside

The property is positioned towards the end of a cul-de-sac, having off-road parking for two vehicles, neatly shaped lawn and gravelled areas. Gated side access leads to a pleasant sunny aspect rear garden, set to shaped lawn and a full width patio area. Outside tap and garden shed.

Additional Information

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

EPC RATING: C (71)

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

SERVICES: We understand that mains water, electricity, gas (combination boiler fitted in 2024) and drainage are connected. PV panels (fitted in 2023) help supply electrics to the property.

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 vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are 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

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 fittings, 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.

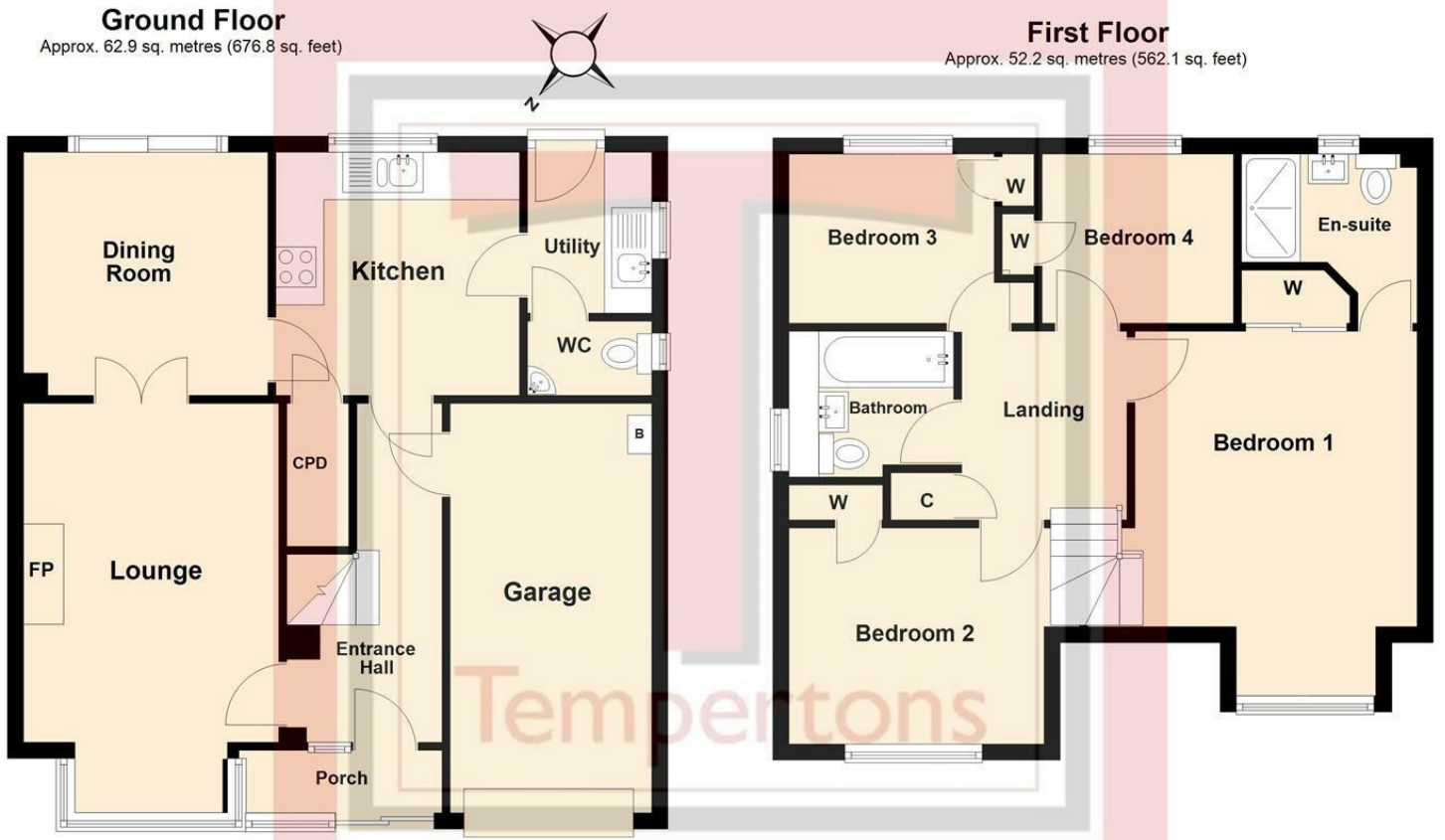
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.