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**36 Brookside Wellington Road, Muxton, Telford, TF2 8NJ
Offers In The Region Of £245,000**



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36 Brookside is an absolute gem of a property; this special Duke of Sutherland style two bedroomed cottage is favourably situated in the original part of Muxton and pleasantly set back off the Wellington Road. The popular Sutherland Hotel/Restaurant is close by, as is a convenience store and petrol filling station. There is an Asda supermarket about 1.5 miles away, as well as a medical centre, pharmacy and dental practice at Donnington, along with a Post Office and bakery on The Parade. The Shropshire Golf and Country Club is less than a mile from the cottage and the Granville Country Park is a similar distance away.

The market town of Newport is approximately 4 miles distant with its Waitrose supermarket, high street shops, bank and building society. Telford Town Centre, with its covered shopping complex, retail parks, train station and junction 5 of the M54 motorway is about 5 miles away.

This charming cottage is full of character and has been sympathetically modernised over the years by the current owners. The gas centrally heated accommodation is set out to include a living room with woodburning stove, breakfast kitchen with fitted units and a range cooker, utility and cloakroom/W.C. on the ground floor. To the first floor there is a generous double size main bedroom, a double size second bedroom and a lovely bathroom.

The property benefits from a very pleasant rear garden, finished to patio and lawn. Also secure off road parking and detached concrete sectioned garage. The property in more detail is set out as follows:-

Entrance Hall

having ceramic tiled floor, beamed ceiling and cloaks cupboard/ storage.

Breakfast Kitchen

17'4" x 10'6" (max) (5.30 x 3.21 (max))

beamed ceiling and ceramic tiled floor. Porcelain 1 1/2 bowl sink with double cupboard below. Return work surface with corner and single cupboard beneath. SMEG electric range with double oven and 5 ring hob. Separate Canon cooker with double oven and grill and 4 ring gas hob. Matching single cupboards and worktop. Splashback tiling and wall cabinets. Separate worktop with cupboards below and pantry style cupboard to the side. Radiator. Multi-paned window with secondary glazing.

Lounge

16'11" (max) x 15'7" (5.17 (max) x 4.75)

having lovely inglenook fireplace with woodburning stove set on a plinth with brick hearth. Beamed ceiling. Multi-paned windows front and rear with secondary glazing. Two radiators. Beautiful inner stained glass window.

Utility Room

4'8" x 6'8" (1.43 x 2.04)

having wash hand basin with chrome mixer taps. Worktop with plumbing provision below for washing machine. Space for condensing dryer. Beamed ceiling and multi-paned window with secondary glazing. Ceramic tiled floor. Pine door to

Cloakroom/W.C.

having low level flush W.C. Ceramic tiled floor. Beamed ceiling. Gas fired Worcester combination boiler.

From the kitchen, stable door to

Studio/Office

7'2" x 8'7" (2.20 x 2.64)

spotlights, rooflight and double glazed window with outlook to rear garden. Timber external door to rear garden.

From the hall, stairs to

Landing

with access hatch to loft. Radiator. Multi-paned window with outlook to the rear garden and with secondary glazing.

Bedroom One

16'11" x 15'7" (5.16 x 4.75)

lovely, large double size bedroom with feature fireplace having tiled back and timber surround. Pine flooring exposed as a feature and two built-in double wardrobes. Multi-paned windows front and rear with secondary glazing. Radiators.

Bedroom Two

8'1" x 10'8" (2.47 x 3.26)

a double size room with multi-paned window to the front with secondary glazing. Radiator.

Bathroom

having enamel surfaced metal bath with full height wall tiling above and electric shower over. Low level flush W.C., pedestal wash hand and basin chrome towel radiator. Panelled radiator. Multi-paned window with secondary glazing. Built-in shelved linen cupboard.

Outside

The cottage fronts Brookside, a lane serving a mix of houses and bungalows. The cottage frontage is particularly attractive, having a trained and well established Wisteria.

The private enclosed rear garden has been landscaped to include a part canopied patio area against the cottage, with steps to raised level lawn beyond. Well stocked borders. Wood store/garden tool store and concrete sectional single size garage. Secure parking to the front with gated access onto Wellington Road. Outside lighting. Cold water tap.

Additional Information

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

EPC RATING: D (62)

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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues. However, Telford is an historic mining area and potential purchasers are advised to make their own enquiries with regards to this.

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 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.

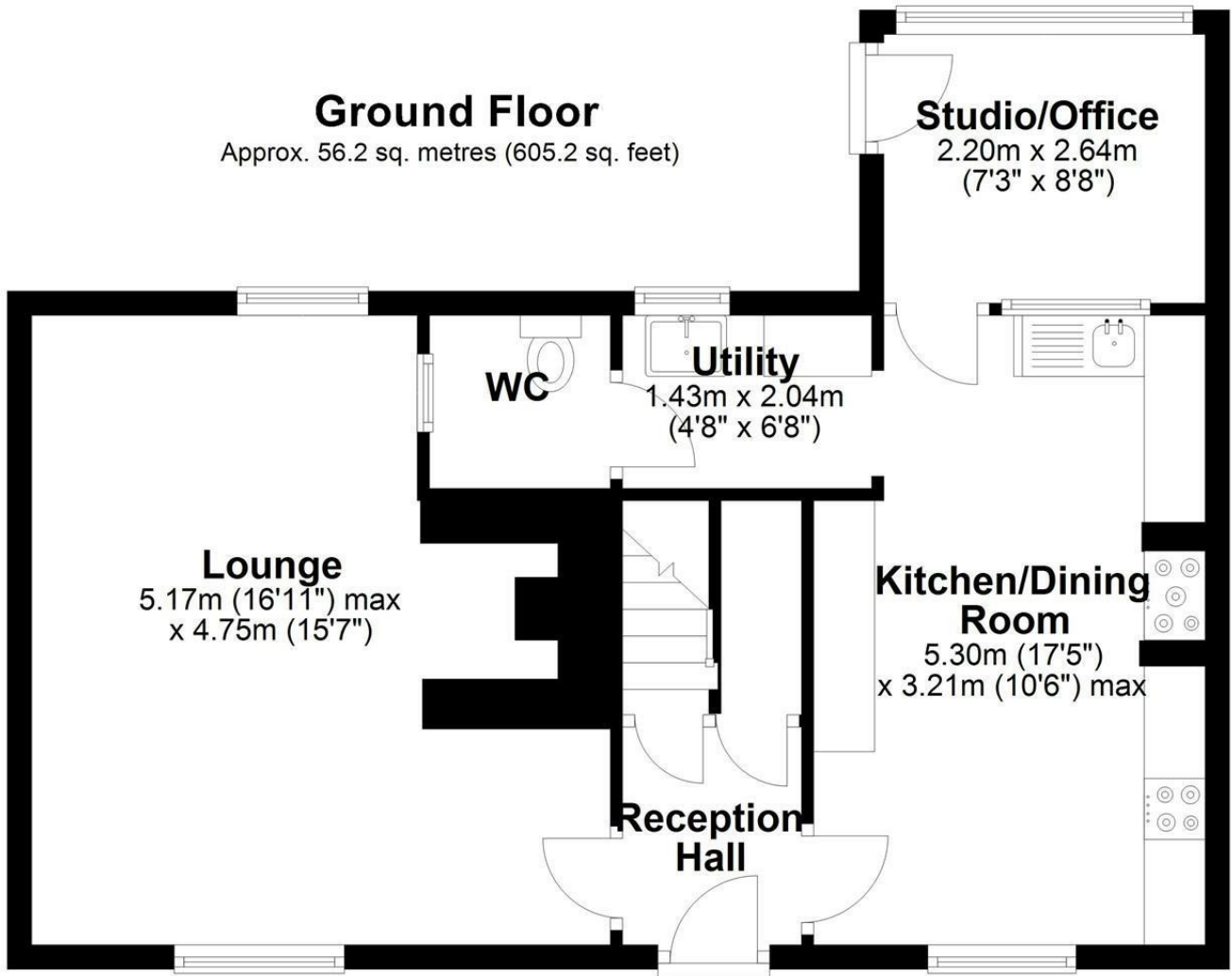
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 104.6 sq. metres (1125.8 sq. feet)

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.

