



**Estate Agents
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**33 Bridgeway, Muxton, Telford, TF2 8JL
Offers In The Region Of £210,000**



33 Bridgeway, Muxton, Telford, TF2 8JL

Offers In The Region Of £210,000



Available with No Upward Chain

The property is a mature three bedroomed semi-detached house situated in a popular residential area, occupying a good sized plot and offering ample off road parking.

The house has a sunny aspect and a most pleasant rear garden with a useful full length garage and Utility / WC.

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

The fully double glazed accommodation benefits from gas central heating and in more detail comprises...

Recessed Porch

With tiled step and panelled front door into...

Entrance Hall

With circular front aspect window and panelled radiator.

Lounge

17'9" x 12'4" (5.42 x 3.78)

With double glazed front aspect window and coved finish to ceiling. Decorative fire surround and hearth with contemporary electric fire. Panelled radiator.

Dining Kitchen

17'9" x 8'11" (5.42 x 2.72)

Having a range of beech effect cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and upstands. Inset stainless steel sink and drainer unit. Built-in oven and grill with 4 ring separate gas hob above and chimney style extractor cooker hood. Space for under counter fridge and freezer. Panelled radiator. Double glazed rear aspect window and sliding patio doors into the rear garden. courtesy door into garage. Built-in pantry cupboard.

Stairs from the lounge rise to the first floor landing having side aspect window and access hatch to loft space. Built-in airing cupboard.

Bedroom 1

13'0" x 9'10" (3.98 x 3.02)

Having panelled radiator. Double glazed window with front aspect. Includes a free standing wardrobe and dressing table.

Bedroom 2

9'6" x 8'11" (2.90 x 2.73)

Panelled radiator and rear aspect double glazed window.

Bedroom 3

6'9" x 7'7" (2.07 x 2.32)

With side aspect window and panelled radiator.

Bathroom

Being fully-tiled with panelled bath and mixer over-head shower. Pedestal hand basin. Close coupled WC. Panelled radiator and double glazed window with frosted glazing.

Outside

The property is approached over a wide tarmac driveway offering ample off-road parking and lawned sider border. Covered recess space leads to a

Full Length GARAGE (8.19 x 2.33) with power and light, having uPVC external door leading to the garden and internal door to UTILITY / WC (2.36 x 1.27) having stainless steel sink and drainer unit with plumbing provision beneath for washing machine. Low-level flush WC.

The delightful rear garden is fully enclosed and not directly overlooked, having a running brook bounded by mature trees and hedges. The garden is laid to shaped lawns and side borders with paved patio. (Garden shed, furniture and pots are not included)

Additional Information

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

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, electricity, gas and drainage are connected.

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 until you reach the next roundabout (Walker Clock). Take the first exit left, over the mini island and then second left into Copperfield Drive/Fieldhouse Drive. Take the second turn on the left into Bridgeway and the property can be found on the left hand side.

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 identification documents prior to the issue of sale confirmation.

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.





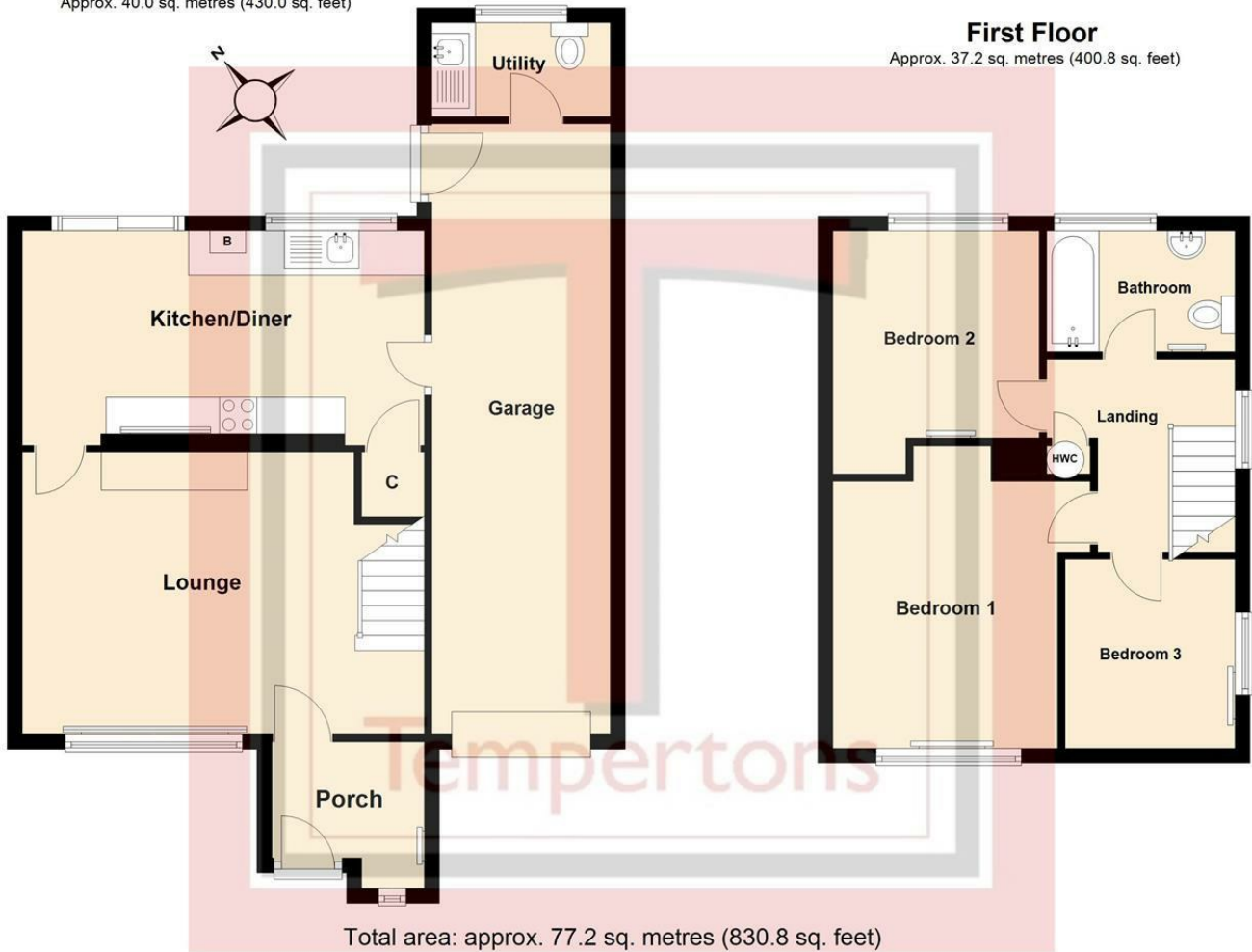
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 40.0 sq. metres (430.0 sq. feet)

First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 77.2 sq. metres (830.8 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 plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

33 Bridge Way, Muxton, Telford

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.

