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29 Sutherland Drive, Muxton, Telford, TF2 8QB
Offers In The Region Of £285,000

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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.

Available with No Upward Chain

Number 29 is a lovely extended semi-detached three bedroomed house, recently redecorated and recarpeted, with detached modern double garage. Positioned on a generously sized private plot and tucked away off the main estate road in a small close, the property provides well proportioned and flexible living accommodation that would be attractive to a range of buyers. The gas centrally heated and double glazed property is set out more fully as follows:-

uPVC framed patterned double glazed entrance door with uPVC framed double glazed side panels.

Entrance/Through Hall

recess spotlighting. Radiator. Open understairs storage area with uPVC framed double glazed window.

Lounge/Diner

17'10" x 10'5" (5.45 x 3.20)

well proportioned lovely and light reception room with wood burning stove. uPVC framed double glazed patio door to rear garden. Radiator.

Kitchen

15'4" x 8'9" (max) (4.69 x 2.69 (max))

benefitting from a good range of beech fronted base and wall mounted cupboards with the former finished with roll edge worktop. Comprising a 1 1/2 bowl sink unit with single cupboard below. Slimline dishwasher to the side. Return worksurface with corner and single cupboards below. Integrated fridge with top freezer box. Built-in electric oven with 4 ring gas hob above and filter extractor hood over. Recess with plumbing connection for a washing machine with 4 drawer unit to the side. Further double cupboard with worksurface to finish and matching wall cabinets above. Space for condensing dryer. uPVC framed double glazed window with outlook to rear garden. Also double glazed side window and external door to driveway. Recess spotlighting. Radiator. Tiled floor.

Dining Room/Bedroom Three

8'9" x 12'4" (2.68 x 3.76)

a good size room (a double bedroom) with uPVC framed double glazed window to the front. Panelled radiator. Recess spotlights.

Bathroom

modern white suite comprising panelled bath with mains feed chrome shower over. Full height wall tiling. Low level flush W.C. and pedestal wash hand basin. Tiled floor, panelled radiator and recess spotlighting. uPVC framed patterned double glazed window.

From the entrance hall stairs to

Landing

with uPVC framed double glazed side window and access hatch to loft.

Bedroom One

11'1" x 17'1" (3.38 x 5.23)

lovely size main bedroom with two built-in double wardrobes. uPVC framed double glazed window to the front. Panelled radiator. Recess spotlights.

Bedroom Two

8'4" x 20'0" (max) (2.55 x 6.11 (max))

double size bedroom with panelled radiator. uPVC framed double glazed window. Access to eaves storage. Built-in shelved cupboard housing recently fitted gas fired Baxi combination boiler

Outside

The property is very pleasantly situated, forming part of a small close of similar age and style houses "tucked away" off the main estate road. Positioned on an extremely generous size corner plot, the property benefits from having a gravelled driveway that leads to a parking area suitable for at least 3 to 4 cars, with further parking down one side of the garage. Modern detached double garage (5.41m x 5.18m) with up and over doors to the front. Power and lighting. Also uPVC framed double glazed windows and pedestrian doors to rear garden/gravelled side parking area.

The private rear garden has been landscaped to areas of paved patio and formal lawn. Further corner patio area, raised borders and vegetable bed. Garden shed and log store. Outside lighting, power and 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 (64)

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.

HEATING: We are advised by the vendor that a new boiler was installed in

December 2023, and an extended warranty for parts and labour was purchased at that time. The boiler was serviced in December 2024 to maintain the warranty.

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 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: Telford is a known coal mining area. Prospective purchasers are to make their own enquiries with regards to this issue.

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 identification documents prior to the issue of sale confirmation.

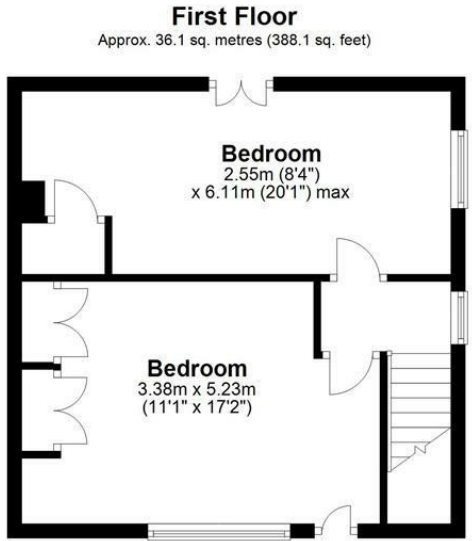
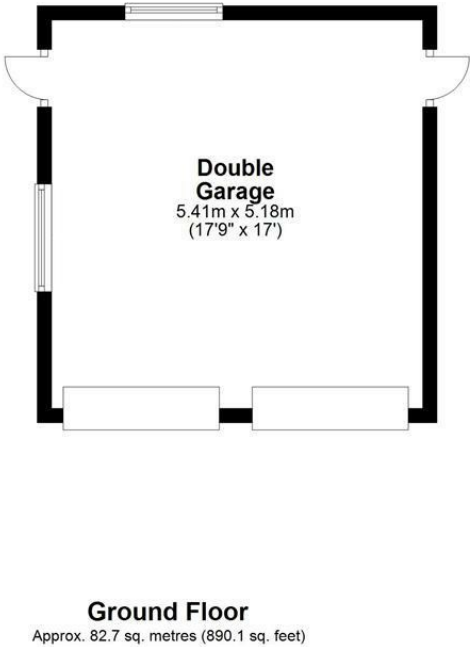
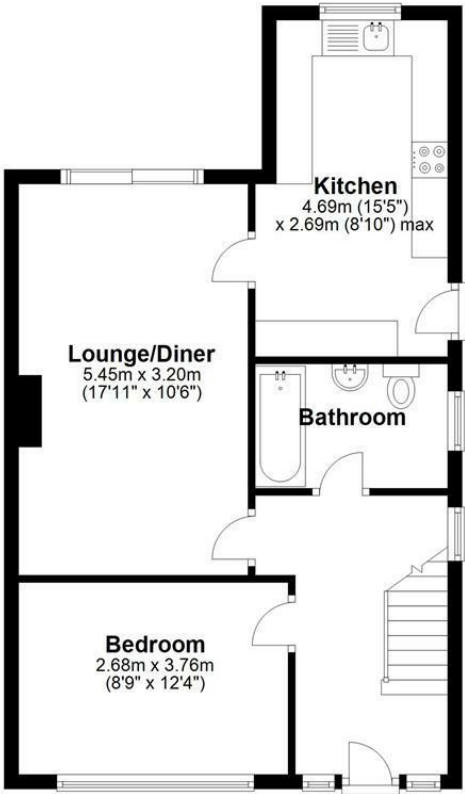
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		83
(81-91) B		
(69-80) C	64	
(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



Total area: approx. 118.8 sq. metres (1278.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.