



Helping *you* move



## 2 Canterbury Close, Muxton, TF2 8SL

This charming Detached Family Home is located near Granville Nature Park and offers spacious living with an Entrance Hall, Cloakroom, Fitted Kitchen, Utility Room and a large Lounge and Dining Room. Upstairs features a Main Bedroom with En-Suite, Three additional Bedrooms, and a Family Bathroom. To the outside there is an Integral Garage and mature Gardens.

Offers in the Region of  
**£335,000**



# 2 Canterbury Close, Muxton, TF2 8SL

## Overview

- Charming Detached Family Home
- Four Bedrooms
- No Upward Chain
- Through Entrance Hall
- Ground Floor W.C.
- Lounge, Dining Room
- Kitchen, Utility Room
- En-Suite to Main Bedroom and Family Bathroom
- Garage
- Lovely Rear Gardens with Decking Area
- Smart Outside Lighting System
- EPC Rating - D, Council Tax Band D



## BRIEF DESCRIPTION

This attractive, mature Detached Family Home is ideally situated in a convenient location, close to the beautiful Granville Nature Park. The property offers spacious and well-laid-out accommodation, starting with a welcoming Entrance Hall that leads to a Cloakroom with WC. The fitted Kitchen is complemented by a separate Utility Room, providing additional convenience. The heart of the home is the spacious Lounge and Dining Room, perfect for family gatherings and entertaining. Upstairs, the first floor features a Main Bedroom with an En-Suite Bathroom, along with Three further generously sized Bedrooms and a Family Bathroom. The property also benefits from an Integral Garage and delightful mature Gardens, offering a peaceful and private outdoor space.

## LOCATION

Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country Park on your doorstep. The property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station.

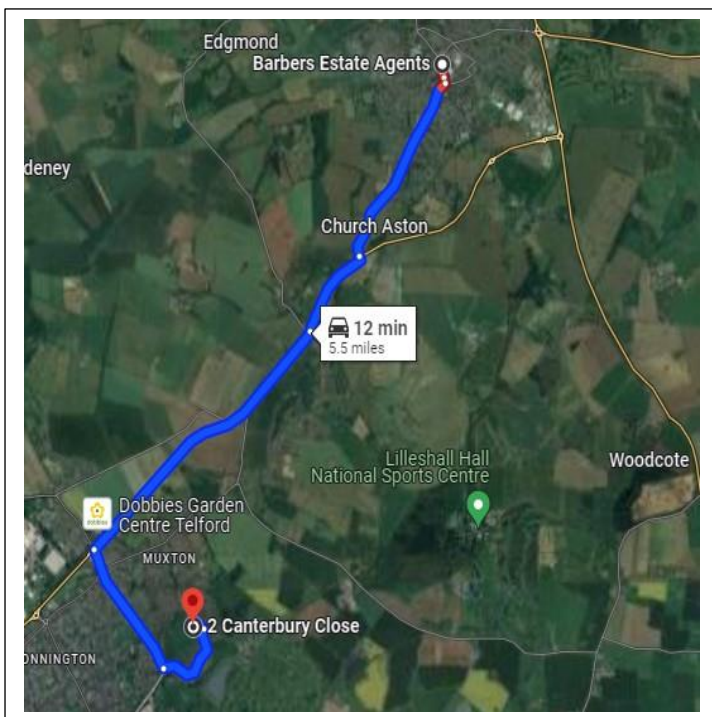
The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.



Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION:** TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)  
**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>  
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From Newport take the A518 towards Telford turn left at the Clock Tower roundabout, continue straight over the next roundabout and continue to next roundabout and turn left into Marshbrook Way, Turn third left into Winchester Drive and carry on to the bottom on Winchester Drive, then turn left into Canterbury Close and carry on to the bottom of this road and the property will be located on the left hand side as identified by our For Sale Board.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.





Total area: approx. 119.7 sq. metres (1288.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

2 Canterbury Close, Muxton, Telford



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.