



Helping *you* move



## 31 Thornton Park Avenue, Muxton, TF2 8RF

A substantial Detached Four Bedroom Family Home is situated in a sought after location and offering a Large Parking Area and enclosed Carport and with a Garage Conversion extending the ground floor accommodation. This attractive property must be viewed.

Offers in the Region of  
**£340,000**



# 31 Thornton Park Avenue, Muxton, TF2 8RF

## Overview

- Detached Family Home
- Four Bedrooms, En-Suite to Main Bedroom
- Entrance Hall, Breakfast Room
- Kitchen
- Conservatory
- Through Lounge
- Family Bathroom
- Lockable Car Port, Two Timber Workshop Storage Sheds
- Landscaped Rear Gardens and Plenty of Parking
- Council Tax Band D
- EPC Rating – C



## BRIEF DESCRIPTION

A substantial Detached Family Home is situated in a sought after location and offering a large Parking Area and Enclosed Carport and with a Garage Conversion extending the ground floor accommodation. This attractive property has accommodation of Entrance Hall with access to the Breakfast Room which then opens into the Kitchen giving a light airy open plan feel, there is a substantial Lounge which opens into the former Dining Room and then onto the large Conservatory. On the first floor there are 4 Bedrooms with the Main Bedroom having an En-Suite and a Family Bathroom. Externally there is a Large Parking Area a lockable Carport and 2 good sized Timber Workshop Stores. To the rear, the Gardens have been Landscaped with Lawns, Patio and raised Borders.

## 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.



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01952 820 239

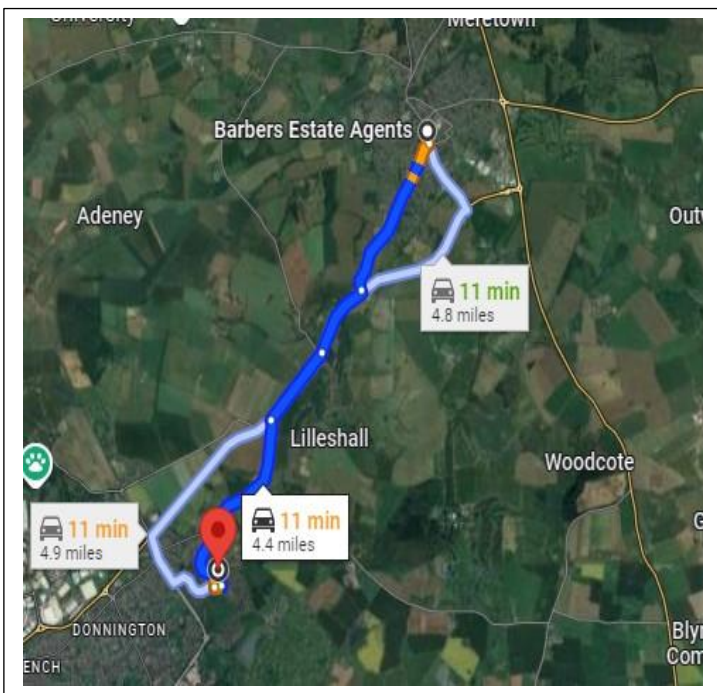


**USEFUL INFORMATION: TO VIEW THIS**

**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, at the Clocktower roundabout, take the 1st exit and then straight on at the mini roundabout. Turn left onto Marshbrook Way, take the 5th left into Thornton Park Avenue where the property is situated on the left hand side and marked 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.



**GROUND FLOOR**

APPROX. 74.7 SQ. METRES (804.0 SQ. FEET)



**FIRST FLOOR**

APPROX. 50.5 SQ. METRES (543.4 SQ. FEET)



TOTAL AREA: APPROX. 125.2 SQ. METRES (1347.4 SQ. FEET)



**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.