



Helping *you* move



30 Lytham Green, Muxton, Telford, TF2 8SQ

A well designed, modern Detached Family Home, extended to provide spacious living accommodation. Situated in this popular area, close to Granville Country Park. The property benefits from Solar Panels and battery storage, enhancing energy efficiency and reducing utility costs.

Offers in the Region of
£385,000

30 Lytham Green, Muxton, Telford, TF2 8SQ

Overview

- Modern Detached Family Home
- Four Bedrooms, Main with En-Suite
- Entrance Hall
- Ground Floor W.C.
- Kitchen Dining Room
- Utility Room
- Lounge
- Orangery Extension
- Family Bathroom
- Solar Panels
- Close to Granville Country Park
- Garage, Lawned Rear Gardens
- Driveway Parking for Two Cars
- EPC Rating B



BRIEF DESCRIPTION

A beautifully designed, modern Detached Family Home, extended to provide spacious living accommodation, situated in this ever-popular residential road. The property benefits from Solar Panels and battery storage, enhancing energy efficiency and reducing utility costs. The ground floor features an inviting Entrance Hall with a Cloakroom/WC, a stunning Open-Plan Kitchen and Dining Area that flows seamlessly into a bright and airy Orangery, a separate Lounge, and a Utility Room off the kitchen for added convenience. Upstairs, there are Four generously sized Bedrooms, including a Main with an En-Suite, along with a well-appointed Family Bathroom.

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

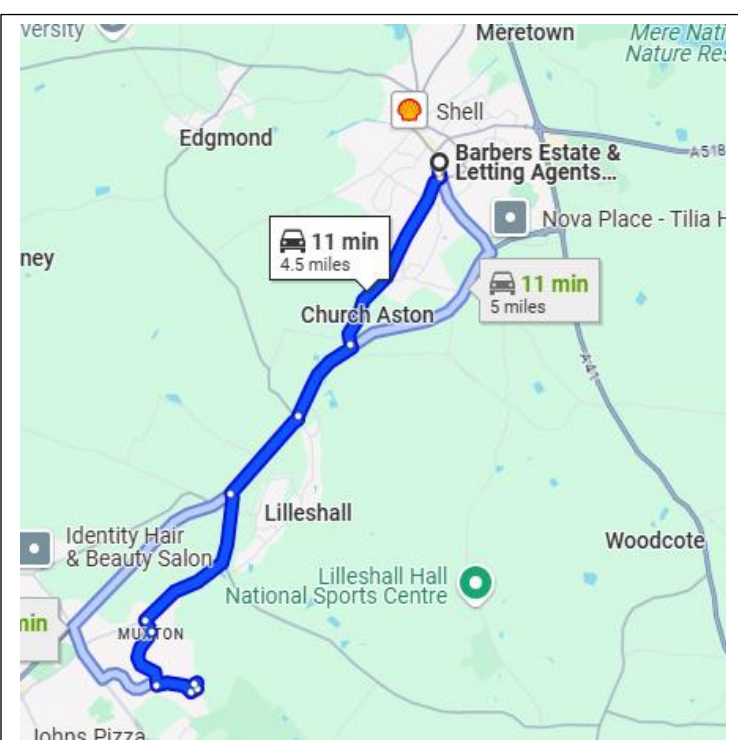


USEFUL INFORMATION: TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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

SOLAR PANELS: The property is fitted with 14 solar panels and 5.2 kw batteries.



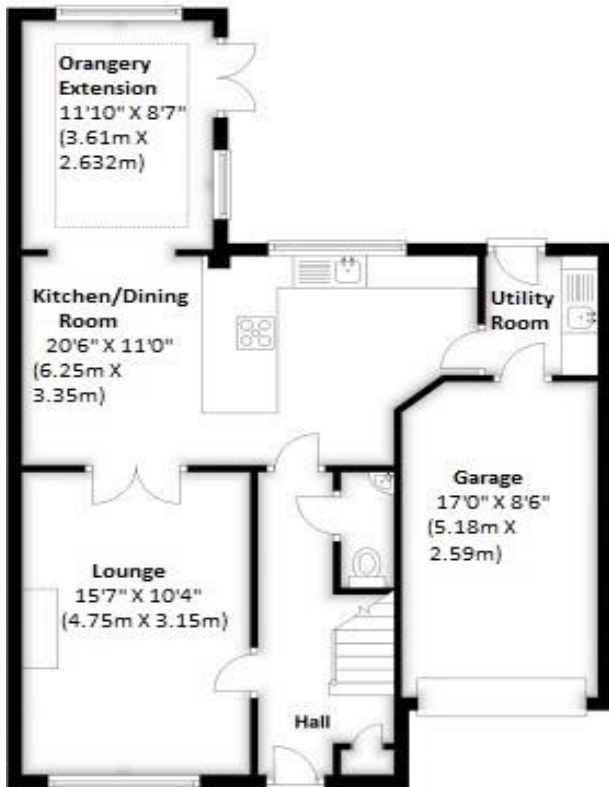
DIRECTIONS: From Newport High Street continue into Upper Bar taking the first right hand turning into Wellington Road. Continue to the roundabout taking the 3rd exit onto the A518 signposted for Telford. At the next roundabout, go straight over into New Trench Road and when reaching the next roundabout turn left onto the B5060. Continue along, taking the 3rd left into Marshbrook Way and follow going past the school, turning left into Lytham Green and then first right where the property will be located on the right hand side.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

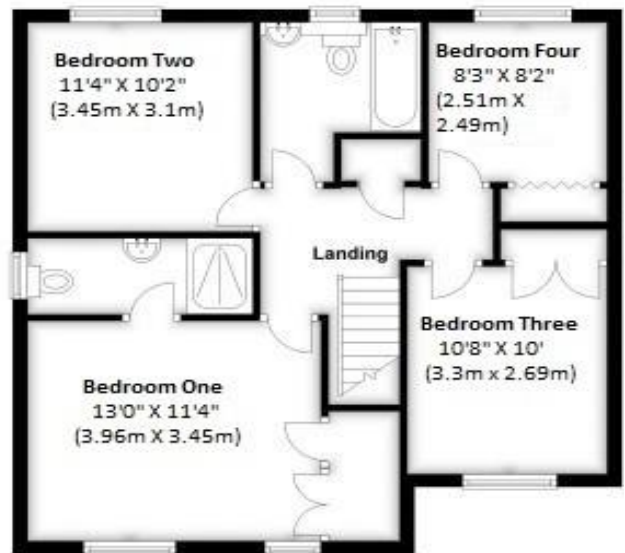
Ground Floor

Approx. 70.9 sq. metres (783.5 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



For illustrative purposes only. Not to Scale. Prepared by Shropshire Property Professionals Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.



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

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Email: 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.