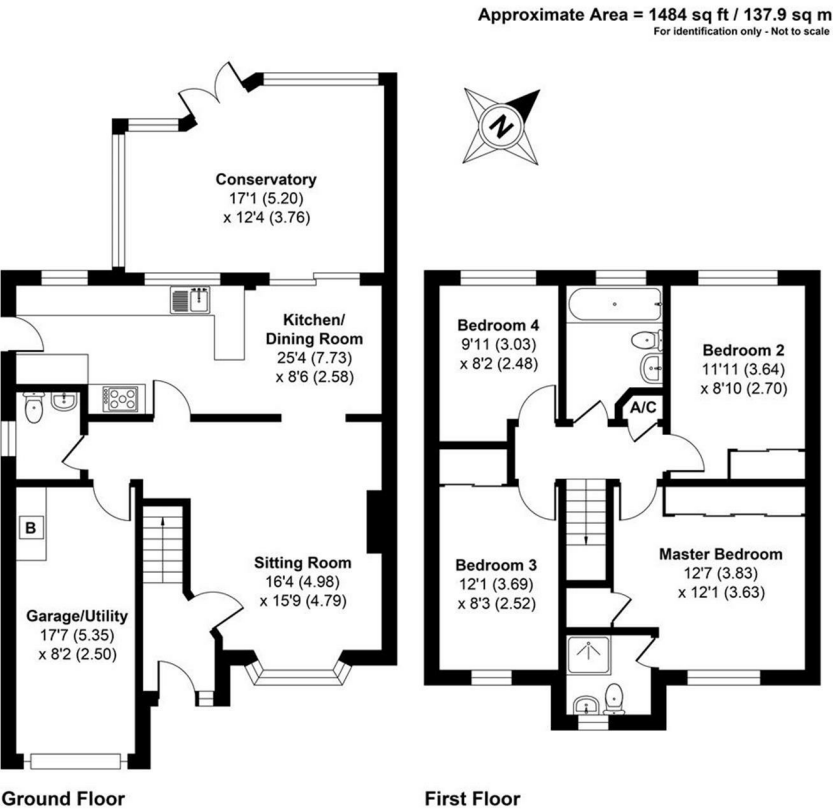


FOR SALE

8 Greengage Way, Muxton, Telford, TF2 8QU



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

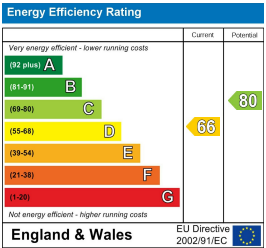
Offers in the region of £360,000

8 Greengage Way, Muxton, Telford, TF2 8QU

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Well-presented four-bedroom detached home in a popular Muxton location, offering approx. 1,400 sq ft of versatile living space. Features include a spacious lounge/cinema room, kitchen/dining room, and P-shaped conservatory opening onto a low maintenance rear garden.

Upstairs provides four double bedrooms, including a principal bedroom with en-suite wet room, plus a family bathroom with Jacuzzi bath. Externally benefitting from a driveway, integral garage, and garden workshop with power.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- **Spacious Accommodation**
- **Large Conservatory**
- **Garage with Driveway**
- **Four Double Bedroom**
- **En-Suite to Main Bedroom**
- **Ground Floor Cloakroom**

DESCRIPTION
Presented to the market in Muxton, this well-appointed four-bedroom detached home offers approximately 1,400 sq ft of versatile living space, ideal for modern family life.

The accommodation includes a spacious lounge, also configured as a cinema room, featuring a bay window, gas coal-effect fire set within a marble fireplace, and solid oak flooring. A fitted projection screen and cabling for surround sound enhance the space.

The kitchen/dining room provides a practical and sociable layout, with a range of oak wall and base units, work surfaces over, composite sink, and space for a range cooker and American-style fridge freezer. Patio doors lead through to a P-shaped conservatory, offering an additional reception area with French doors opening onto the rear garden.

Upstairs, the property offers four double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite wet room with full-height tiling, mains shower, wash hand basin and WC. Bedrooms two and three also include fitted storage.

The family bathroom is well-proportioned, comprising a Jacuzzi bath with shower over, wash hand basin set within a vanity unit, WC, and built-in storage.

Externally, the property features a driveway providing parking for two vehicles and an integral garage with plumbing for utilities. The front garden is laid to lawn with established borders, while the rear garden is fully enclosed and designed for low maintenance, with patio areas, planted borders, and a lawn area.

Additional features include a garden workshop with light and power, a separate shed, and gas central heating.

LOCATION
Muxton is a residential suburb located in the north-eastern part of Telford. It lies just off the A518, offering convenient access to Telford town centre, the M54 motorway, and nearby areas like Donnington and Lilleshall. The area features local shops, schools, parks, and a golf course (The Shropshire Golf Centre), making it a family-friendly and peaceful place to live. It also borders parts of Granville Country Park, providing access to green spaces and walking trails.

ROOMS

- GROUND FLOOR**
- ENTRANCE HALL**
- LOUNGE**
- KITCHEN**
- WC.**
- FIRST FLOOR**
- BEDROOM ONE**
- BEDROOM TWO**
- BEDROOM THREE**
- BEDROOM FOUR**
- BATHROOM**
- EXTERNAL**
- GARAGE**
- GARDEN**
- LOCAL AUTHORITY**
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.