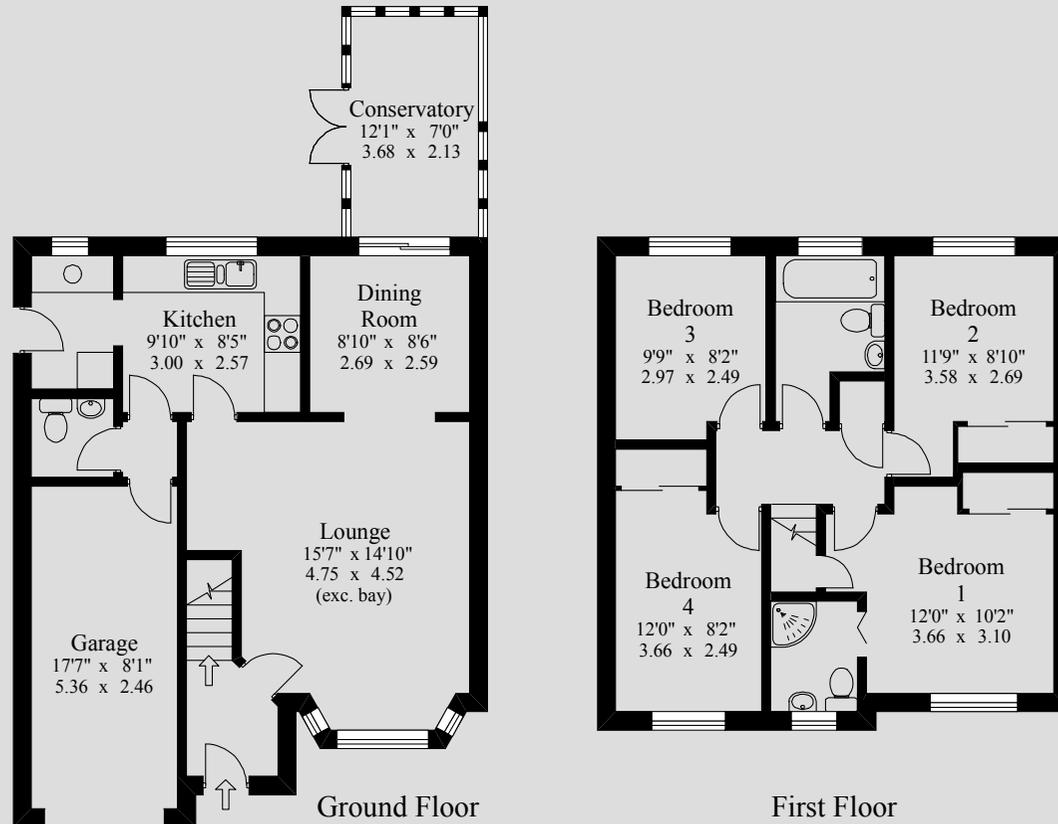




3 Greengage Way, Muxton, Telford



Approx Gross Floor Area = 1325 Sq. Feet  
(Inc. Conservatory) = 123.1 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com



### 3 Greengage Way, Muxton, Telford, Shropshire, TF2 8QU

A modern 4 bedroom detached house with a lovely conservatory at the rear.

- Entrance hallway
- Lounge
- Dining room
- Conservatory
- Kitchen
- Utility room, cloakroom/wc
- 4 bedrooms
- Bathroom/wc, en-suite shower/wc
- Garage, driveway
- No upward chain

## Situation

Muxton has a doctor's surgery, primary school and play park and nearby superstore. Shropshire golf course is also situated nearby and the property is situated approximately 4 miles north of Telford town centre which offers a wide range of shopping and recreational facilities, railway station and the M54 motorway junction.

Greengage Way comprises mainly detached similar style properties.

## The property

Comprises of an entrance hallway which has a door to the lounge and staircase ascending to the first floor. The lounge has a bay window with outlook towards the front, access to the dining area and door to the kitchen. The dining room has patio doors leading through to the conservatory which has double doors leading to the rear garden. The kitchen has a modern suite comprising a range of base and wall units, integrated stainless steel oven and hob and opening through to the utility room and door to the inner lobby. The utility room has space for appliances and a door to the side of the property. The inner lobby has access to the cloakroom/wc and integral access to the garage.

On the first floor there is a landing with loft hatch access point, airing cupboard and access through to four bedrooms and family bathroom/wc. Three of the bedrooms have fitted wardrobes whilst the master also has the benefit of an en-suite shower room/wc. The family bathroom/wc has a white coloured suite comprising of panelled bath, low level wc and vanity wash hand basin.

## Outside

To the front of the property there is a driveway providing off road parking and giving access to the garage with adjacent graveled area to the side with shrub borders; gated access leads to the rear where there is a patio area and lawned area with various flower and shrub borders.

**How to get there** - from the A518 moving away from the Eastern Primary – at the roundabout (adjacent Shell Garage) turn right onto School Road and proceed past McDonalds and over the mini roundabout then turn left into Marshbrook Way and then 2<sup>nd</sup> right into Greengage Way where No.3 is on the left hand side approached via a shared driveway.

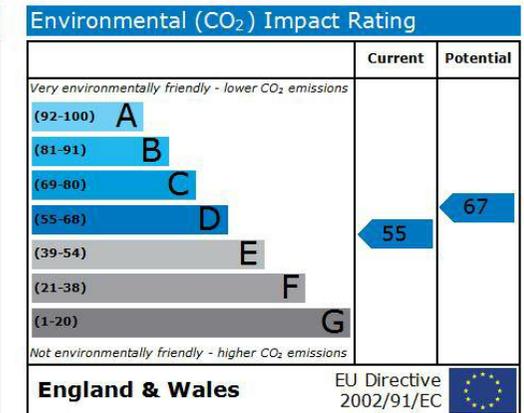
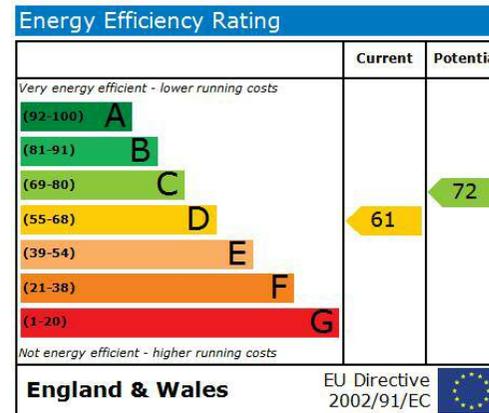
**Services** – we are advised that all mains services are connected.

**Local Authority** – Borough of Telford & Wrekin Council, Civic Offices, Telford, Shropshire, TF3 4WZ. Tel No: 01952 380000.

## Mortgage Facilities

We are able to give independent advice on potential mortgage facilities. Please contact any branch.

TF3949/PS



## Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.



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