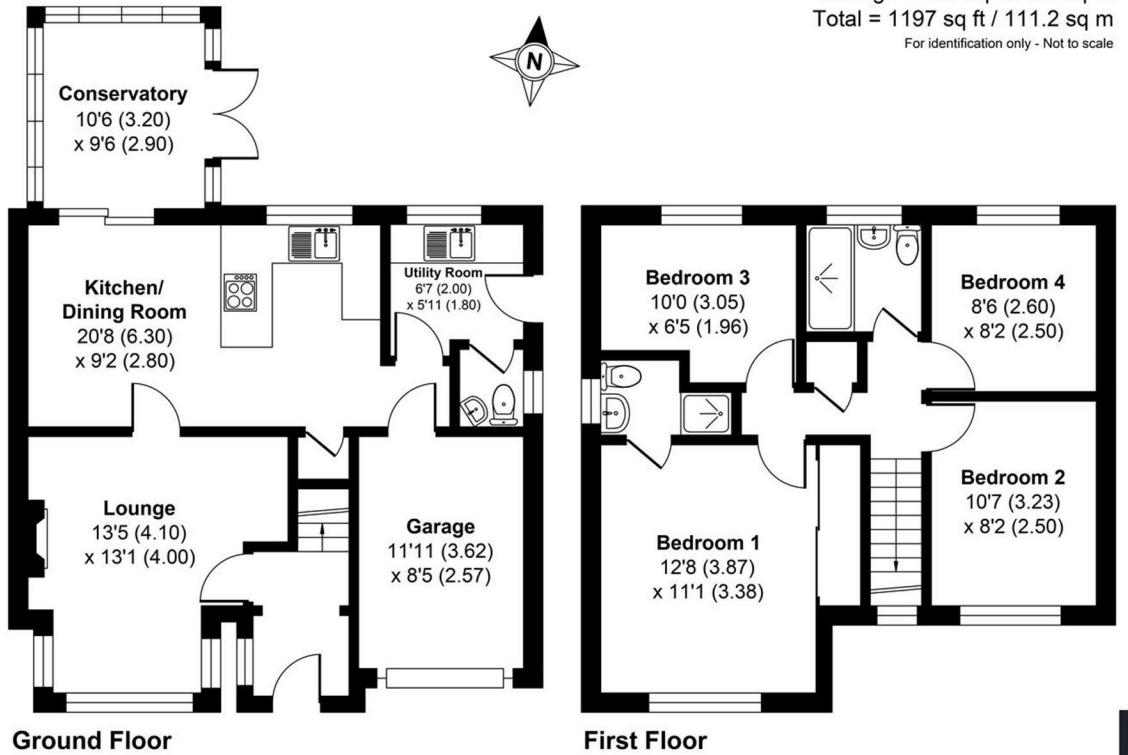


FOR SALE

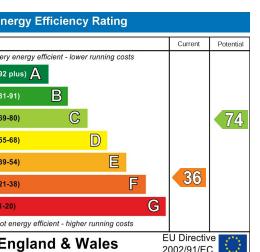
29 Thornton Park Avenue, Muxton, Telford, TF2 8RF



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



#### Energy Performance Rating



**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.

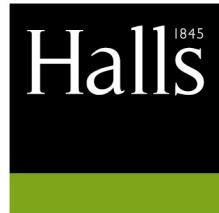


FOR SALE

Offers in the region of £340,000

29 Thornton Park Avenue, Muxton, Telford, TF2 8RF

A beautifully presented four-bedroom family home set on a generous plot, featuring a stylish open-plan kitchen/dining area, lounge with bay window and fireplace, conservatory with underfloor heating, and a downstairs cloakroom. The main bedroom benefits from an en-suite, with a modern family bathroom serving the remaining bedrooms. Outside offers ample driveway parking and a large garden with patio, ideal for entertaining. Ready to move straight into.



01952 971800

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



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01952 971800

1 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- **Open-Plan Kitchen/Diner**
- **Integral Garage**
- **Conservatory**
- **Four Bedrooms**
- **Close to Amenities**
- **Sought-After Location**

**DESCRIPTION**

Set on a more-than-generous premium plot, this beautifully presented home makes an immediate and lasting impression. Driveway parking is effortless, and the strong kerb appeal offers just a glimpse of the quality and space that lies beyond the front door.

Once inside, the layout unfolds beautifully. Designed with modern family living in mind, the ground floor flows effortlessly from room to room, with a stylish open-plan kitchen, dining and utility area forming the heart of the home. This is complemented by a spacious yet inviting lounge, a bright conservatory and a convenient downstairs cloakroom.

The kitchen is a real highlight — thoughtfully designed to maximise both storage and workspace, and equipped with integrated appliances to make everyday life easy. Overlooking the rear garden, it's a space that naturally draws people in, whether you're preparing family meals or entertaining around the dining table. From here, double doors open into the conservatory, where underfloor heating ensures year-round comfort, and French doors continue the journey out to the patio and garden, creating a wonderful indoor-outdoor connection. A separate utility room and internal access to the integral garage add valuable practicality.

The lounge provides a comfortable retreat, offering ample space for seating and a warm, cosy atmosphere. A full bay window floods the room with natural light, while the central fireplace creates an attractive focal point.

Upstairs, the sense of space continues with four well-proportioned bedrooms and a modern family bathroom. The generous main bedroom easily accommodates a super king-size bed and features built-in wardrobes and a stylish en-suite shower room. Bedrooms two and three are both excellent doubles, while the fourth bedroom offers flexibility as a home office, guest room or additional bedroom.

Outside, the rear garden is a great size, with a substantial patio that's ideal for entertaining throughout the year — perfect for summer gatherings or cosy winter evenings with a heater and a few throws. Altogether, this is a home that feels instantly welcoming, beautifully presented throughout and ready for you to move straight in and start enjoying the lifestyle it offers.

**LOCATION**

The property is ideally positioned within a popular and well-established area, offering a convenient balance of village-style living and excellent connectivity. A range of local shops, public houses and supermarkets can be found within approximately 1½ miles, catering well for everyday needs.

For a wider choice of amenities, the market town of Newport lies around 5 miles away, providing a mix of High Street retailers, independent specialist shops, an indoor market and larger supermarkets. Telford is located a similar distance in the opposite direction and offers an extensive range of shopping, leisure and employment opportunities.

The location is particularly well suited for commuters, with easy access to the wider West Midlands road network, including the M54 and M6, ensuring straightforward travel to surrounding towns and cities.

**ROOMS****GROUND FLOOR****ENTRANCE HALL****LOUNGE**  
13'5 x 13'1**KITCHEN/DINER**  
20'8 x 9'2**UTILITY ROOM**  
6'7 x 5'11**W.C.****CONSERVATORY**

10'6 x 9'6

**FIRST FLOOR****BEDROOM ONE**

12'8 x 11'1

**EN-SUITE****BEDROOM TWO**

10'7 x 8'2

**BEDROOM THREE**

10'0 x 6'5

**BEDROOM FOUR**

8'6 x 8'2

**BATHROOM****EXTERNAL****LOCAL AUTHORITY**

Telford &amp; Wrekin Council.

**COUNCIL TAX**

Council Tax Band: D

**POSSESSION AND TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**VIEWING ARRANGEMENTS**

By appointment with Halls 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.