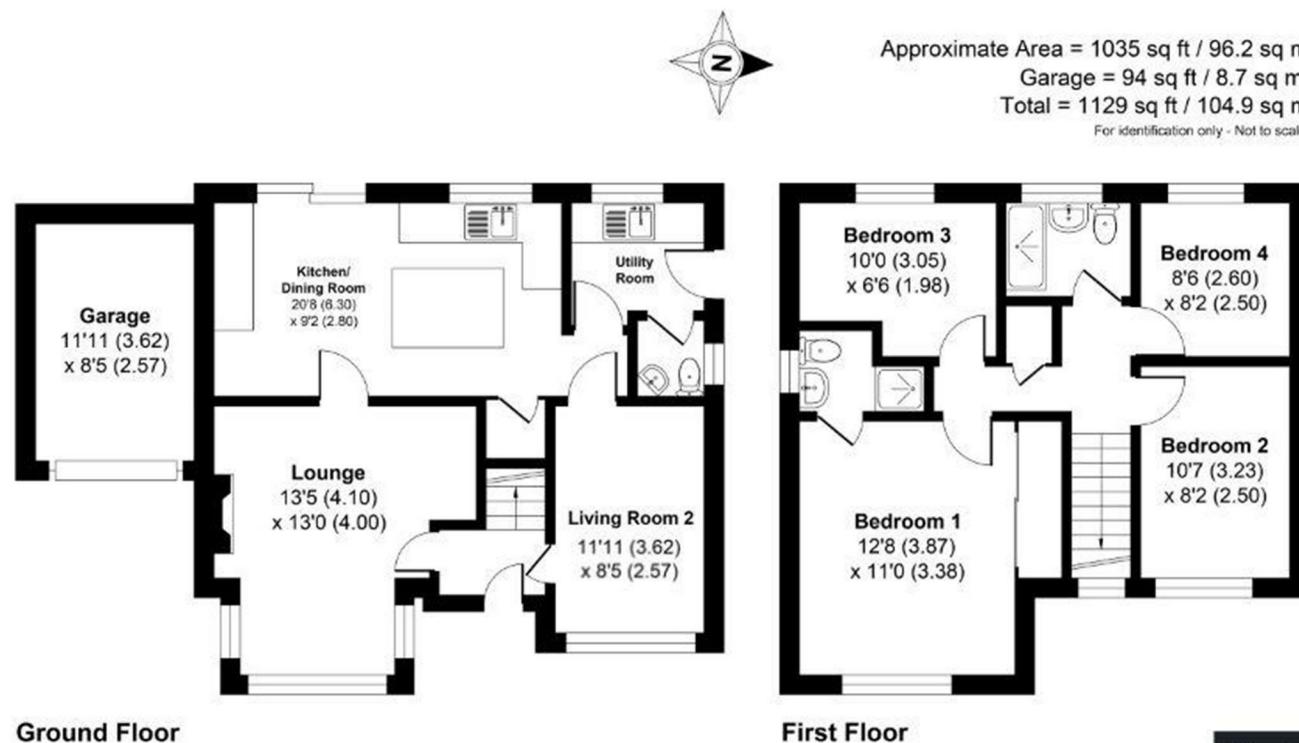


FOR SALE

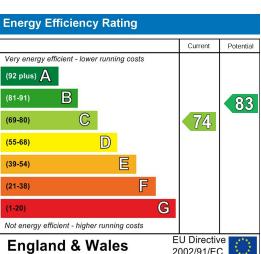
41 Thornton Park Avenue, Muxton, Telford, TF2 8RF

Halls<sup>1845</sup>



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 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 £360,000

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

A well-presented four-bedroom family home set on a generous plot, featuring a bespoke open-plan kitchen with central island, two reception rooms (including a converted garage), and a main bedroom with en-suite. The property also benefits from a side garage, ample driveway parking, a large rear garden with raised decked patio, and a substantial outbuilding. Finished to a high standard and ready to move into.



Halls<sup>1845</sup>

01952 971800

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

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01952 971800

2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- **Open-Plan Kitchen/Diner**
- **Two Reception Rooms**
- **Garage with Driveway**
- **Close to Amenities**
- **Four Double Bedrooms**
- **Sought-After Location**

#### DESCRIPTION

Set on a generous plot, this well-presented family home offers excellent space both inside and out, with ample driveway parking and attractive kerb appeal. The original integral garage has been thoughtfully converted to create a second reception room, while a separate garage built to the side provides additional storage and practical parking.

Inside, the layout is well suited to modern family living, with a good sense of flow throughout the ground floor. At the heart of the home is a bespoke open-plan kitchen and dining area, designed with quality in mind and featuring a central island that provides extra workspace and a natural gathering point for everyday life and entertaining. The kitchen offers plenty of storage, integrated appliances and views over the rear garden, with a separate utility area keeping laundry and household tasks neatly tucked away.

The main lounge provides a comfortable place to relax, with a bay window bringing in plenty of natural light and a central fireplace creating a warm focal point. The converted garage now forms a second reception room, offering flexible use as a snug, playroom, home office or additional sitting room. A downstairs cloakroom adds further convenience.

Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. The main bedroom is a generous double with built-in wardrobes and a stylish en-suite shower room. Bedrooms two and three are good-sized doubles, while the fourth bedroom works equally well as a child's room, guest bedroom or home office.

Outside, the rear garden is a real highlight, featuring a raised decked patio area that sits above the garden and provides an excellent space for entertaining or relaxing. The garden also includes a large outbuilding, offering useful storage or potential for a workshop, hobby space or home gym. With the added benefit of the side garage and generous driveway parking, this is a flexible, well-balanced home that's ready to move into.

#### 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 13'0

##### LIVING ROOM 2

11 x 8'5

##### KITCHEN/DINER

20'08 x 9'2

##### UTILITY ROOM

##### W.C.

##### FIRST FLOOR

##### BEDROOM 1

12'8 x 11'0

##### BEDROOM 2

10'7 x 8'2

##### BEDROOM 3

10'0 x 6'6

##### BEDROOM 4

8'6 x 8'2

##### BATHROOM

##### EXTERNAL

#### POSSESSION AND TENURE

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

**LOCAL AUTHORITY**  
Telford & Wrekin Council.

**COUNCIL TAX**  
Council Tax Band: D

**VIEWINGS**  
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.