

FOR SALE

5 Ravensdale Drive, Muxton, Telford, TF2 8SB

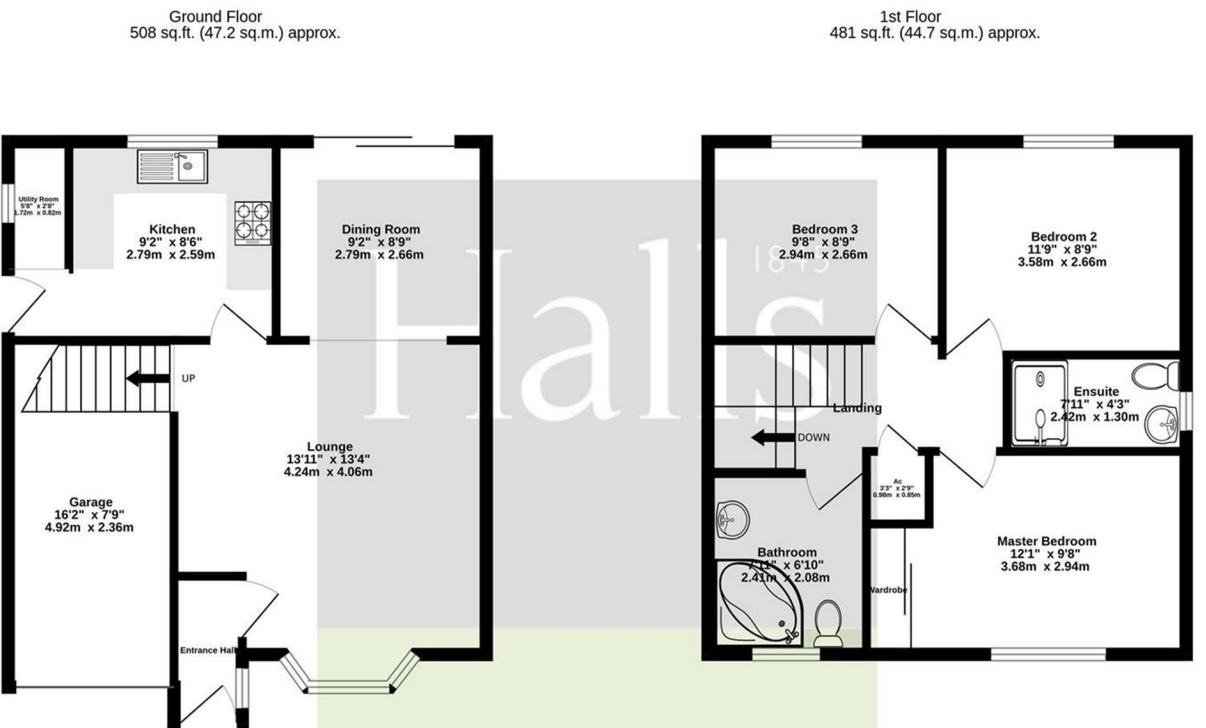
Halls<sup>1845</sup>



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Asking Price £290,000

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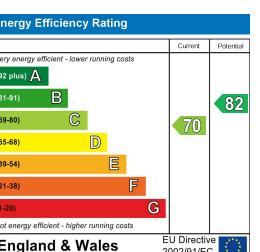


TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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



A well-presented three-bedroom detached home located in the desirable area of Muxton, Telford. The property offers spacious ground-floor accommodation including a lounge, dining room, kitchen, utility room, along with a garage and driveway parking. Upstairs features three bedrooms, with the master benefitting from an en-suite, plus a family bathroom. Situated in a sought-after residential location, this is an ideal home for families or buyers seeking quality accommodation in a popular area.

Halls<sup>1845</sup>

01952 971800

Telford Sales  
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2 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- Desirable Area
- Garage & Parking
- Well Presented Throughout
- Excellent Transport Links
- En-Suite to Bedroom One
- Close to Local Amenities

#### DESCRIPTION

The accommodation begins with an inviting entrance hallway, leading into a bright and welcoming lounge featuring a double-glazed bay window to the front and a stylish feature fireplace. An open aspect flows into the dining room, where French doors open out to the rear garden, creating a natural connection between indoor and outdoor living. The kitchen was newly fitted around 12 months ago and includes a range of modern base and wall units, new appliances, a gas hob, electric oven, plumbing for a dishwasher, and a 4-in-1 tap, all of which will remain. A side hallway provides access to a useful utility area, ideal for housing additional appliances.

To the first floor, the master bedroom enjoys a beautifully finished en-suite shower room, while the two further bedrooms are served by a family bathroom. The property has been recently redecorated throughout, with fresh paintwork and new carpet to the stairs and landing, enhancing the home's clean and contemporary feel.

Externally, the property offers a garage, driveway and lawned frontage, while the rear garden features a patio area and lawn, providing a pleasant space for relaxation or outdoor dining.

This is an excellent opportunity to acquire a well-maintained and thoughtfully updated home in a prime Muxton location, offering comfortable living in a popular and well-connected residential setting.

#### LOCATION

The location offers access to a range of nearby amenities including a primary school, parks, local shops and scenic walking routes. The property is also conveniently positioned around five miles from both the market town of Newport—with its excellent selection of shops, cafés, highly regarded schools and leisure facilities—and Telford Town Centre, which provides a major shopping complex, retail parks, mainline railway station and motorway links. Muxton also offers straightforward commuting access to Shrewsbury, Stafford and the wider West Midlands.

#### ROOMS

##### GROUND FLOOR

##### LOUNGE

13'11 x 13'4

##### DINING ROOM

9'2 x 8'9

##### KITCHEN

9'2 x 8'6

##### UTILITY ROOM

5'8 x 2'8

##### FIRST FLOOR

##### BEDROOM ONE

12'1 x 9'8

##### EN-SUITE

##### BEDROOM TWO

11'9 x 8'9

##### BEDROOM THREE

9'8 x 8'9

##### BATHROOM

##### EXTERNAL

##### GARDEN

#### GARAGE

**LOCAL AUTHORITY**  
Telford and 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.