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Property Description

This well presented three bedroom property forms part of this popular residential area.

The home internally offers; entrance reception, generous lounge, kitchen/breakfast and utility with guest cloaks W.C. To the first floor there are three bedrooms, en suite to master and family bathroom. Externally there are low maintenance gardens, a driveway and garage.

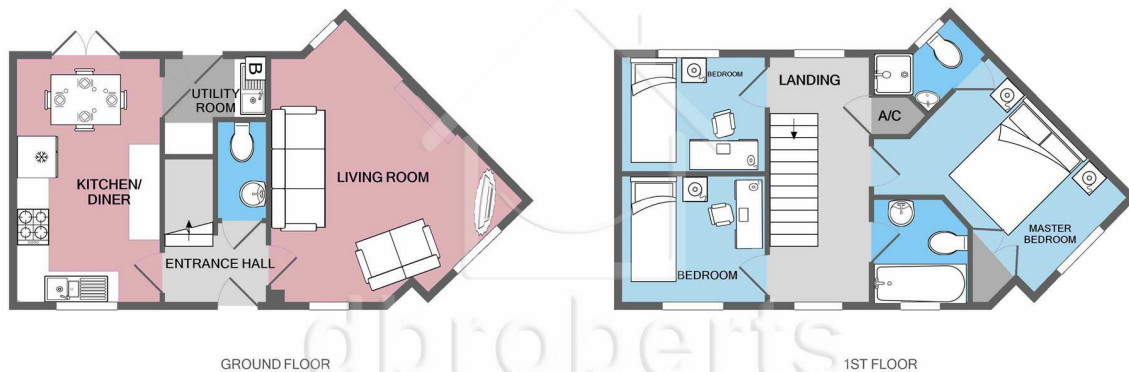
Accommodation

Entrance Reception	
Guest Cloaks W/C	
Kitchen Breakfast Room	4.7 x 2.9 (15'5" x 9'6")
Utility	2.1 x 1.3 (6'10" x 4'3")
Lounge	5.6 x 4.9 max (18'4" x 16'0" max)
Stairs to First Floor Landing	
Master Bedroom	3.8 x 2.6 (12'5" x 8'6")
En-Suite Shower Room	
Bedroom Two	2.9 x 2.3 (9'6" x 7'6")
Bedroom Three	
Family Bathroom	
Outside Front and Rear	
Driveway and Garage	

Tenure: Freehold



Floor Plan: Cookson Close, Muxton, Telford, TF2 8SZ



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. Made with Metropix ©2019.

DB Roberts Telford Branch

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

