



## 33 Old Willow Road, Breton Park,.

Offers in the region of **£132,000**

This beautifully presented 2 Bedroom park home has been modernised throughout to an extremely high standard and definitely delivers the wow factor! Offering ample open plan living space, a wrap around, low maintenance garden, separate Lean-to Utility Room and two double Bedrooms (both with built in wardrobes), it really does need to be viewed to be fully appreciated. Being situated in a lovely plot on the popular Breton Park estate, it is ideally located for all of Muxton's amenities and nearby transport links.

Briefly comprising open plan Lounge/Diner, modern Kitchen, Side Porch, contemporary Shower room, two double Bedrooms and landscaped gardens with a Lean-to Utility Room, there is a large external shed (with electrics) and parking space to the front of the property. LPG C.H. and uPVC D.G. throughout. Over 55's and Cash Buyers only. Council Tax Band A. 10% of the sale price to be paid by the purchaser to the site on completion. Ground rent approx £180 monthly.

# 33 Old Willow Road Breton Park Muxton Telford Shropshire

Property entered via  
a double glazed uPVC door into

**Lounge/Diner** 14' 6" x 23' 1" (4.42m x 7.03m)

**Kitchen** 10' 2" x 9' 1" (3.10m x 2.77m)

**Shower Room** 8' 1" x 7' 0" (2.46m x 2.13m)

**Bedroom 1** 9' 6" x 9' 2" (2.89m x 2.79m)

**Bedroom 2** 7' 7" x 9' 3" (2.31m x 2.82m)

**Side porch** 4' 7" x 3' 1" (1.40m x 0.94m)

**Lean-to Utility** 9' 8" x 3' 4" (2.94m x 1.02m)

Accessed from the rear garden

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Shropshire, TF10 7AN  
Tel: 01952 813625  
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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Externally

Parking to the front and access gates to both sides leading to the rear garden.

There is a splendid garden that has been landscaped with ornamental borders and artificial lawn. Metal shed with power and lighting.

GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the agent does not warrant its accuracy. It is for illustrative purposes only and should be used as such by any prospective purchaser. The agent is not responsible for any errors or omissions. Please contact the agent for more information.

# Barker Healey

PROPERTY



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**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.