



The Foldyard, Muxton, Telford



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Guide price £130,000

- ***NO UPWARD CHAIN***
- Two-bedroom barn conversion
- Subject to Reserve and buyer fees
- Private enclosed rear garden
- Buyer options available (T&Cs apply) *
- For sale by secure sale service *
- Freehold
- EPC rating D

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The Foldyard - Muxton Two-Bedroom Semi-Detached Barn Conversion

Set within the charming setting of **The Foldyard** in the sought-after area of Muxton, this characterful two-bedroom semi-detached barn conversion blends rustic charm with modern living. With exposed beams, vaulted ceilings and unique architectural features throughout, the property offers a warm and inviting home in a convenient location close to local amenities, schools and excellent transport links.

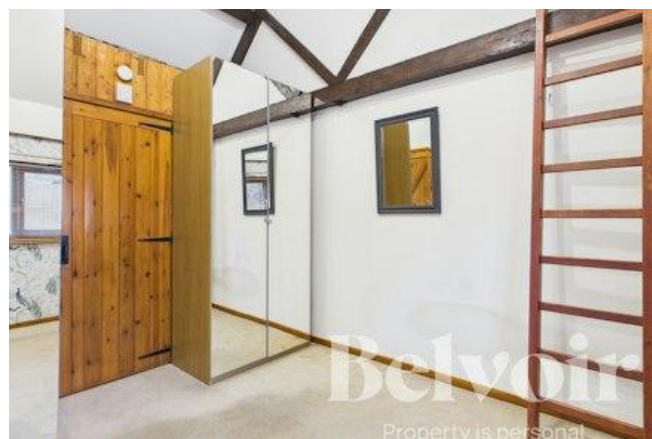
The ground floor centres around a spacious **open-plan kitchen and living area**, creating a sociable and versatile living space. The kitchen is finished in a modern style and is well-equipped with a **gas hob, electric oven and integrated fridge/freezer**, offering both practicality and contemporary design. The living area has a wonderfully homely feel, enhanced by exposed beams, and provides direct access to the **private enclosed rear garden**, perfect for relaxing or entertaining.

Also on the ground floor is **Bedroom Two**, a generous and characterful room featuring **high ceilings** and a useful **mezzanine area**, ideal for additional storage or a creative space. The family bathroom is fitted with a **corner bath and over-bath shower**, providing both comfort and convenience.

Upstairs, the property features an impressive **open mezzanine level** which creates a unique and flexible space. Currently used as a **double bedroom and home office**, this area benefits from **exposed beams and a distinctive porthole window**, adding to the property's charm and character.

Externally, the home enjoys a **private enclosed rear garden**, offering a peaceful outdoor space, while its location provides easy access to **local shops, schools and everyday amenities**, along with **excellent transport connections** for commuting.

Freehold / Council Tax Band B / EPC D



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.



Room Measurements

Kitchen/Living room 5.82m x 4.56m (19'1" x 15'0")

Bedroom Two 3.27m x 2.89m (10'8" x 9'6")

Bathroom 3.01m x 1.24m (9'11" x 4'1")

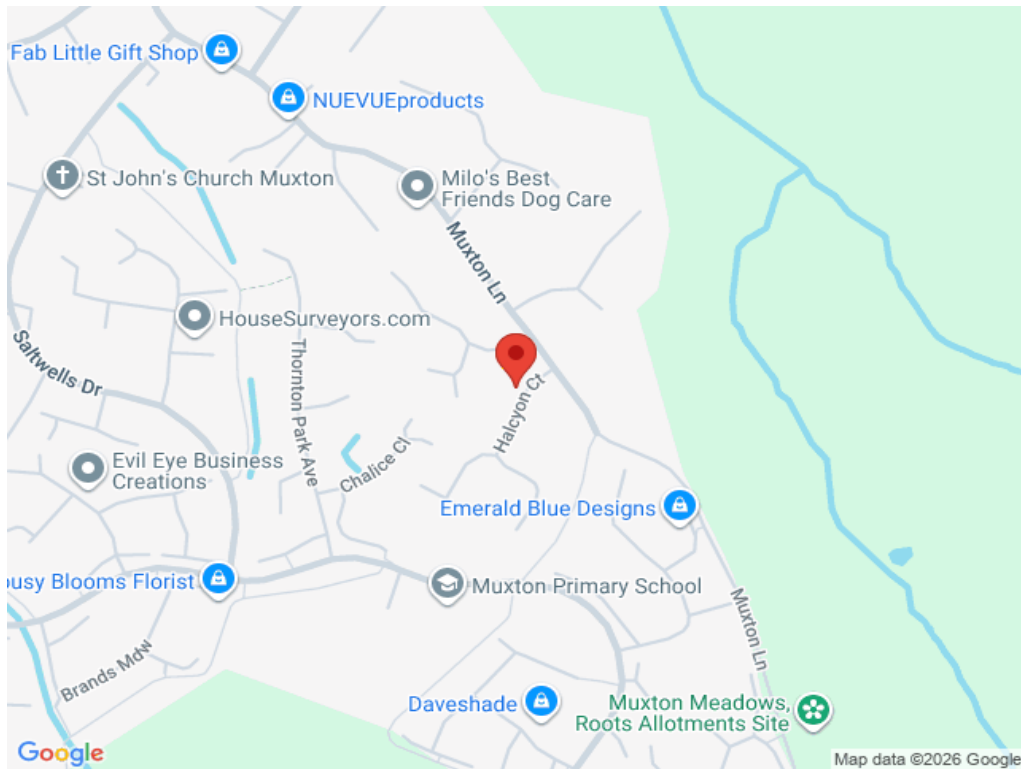
Bedroom One 5.74m x 4.59m (18'10" x 15'1")

QR Codes



Material Information Report

Virtual Tour



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Belvoir Telford

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