



Boulton Grange, Randlay, Telford

£156,500



2

1

1

Freehold | EPC rating: C

- *** NO UPWARD CHAIN ***
- Tastefully modernised throughout
- Private front and rear gardens

- Two double bedrooms
- Double glazed windows throughout
- Close to local shops, schools,

BELVOIR!

Property is personal

Email
salestelford@belvoir.co.uk

Phone
01952 248000

Description

Boulton Grange, Randlay - Two Bedroom Mid-Terraced Home

This beautifully presented two-bedroom mid-terraced house in Randlay has been tastefully modernised throughout and offers generous living space, ideal for first-time buyers, downsizers, or investors alike. The property is entered via a welcoming hallway, leading into a spacious lounge with direct access to the rear garden, creating a bright and inviting living space. The modern kitchen/dining room provides plenty of room for family meals and entertaining.

Upstairs, there are two well-proportioned double bedrooms, both featuring large built-in wardrobes, along with a family bathroom and a separate W/C for added convenience. The property further benefits from double glazed windows throughout.

Externally, there are both front and rear gardens. The rear south facing garden is a sun trap and boasts a large patio area perfect for outdoor dining, a newly seeded lawn, and the added benefit of a large shed included in the sale. To the rear of the property you will find off street parking.

Situated within walking distance of Telford Town Centre, Randlay also offers a wide range of local amenities including shops and schools, making this an excellent and convenient location. Offered for sale with NO UPWARD CHAIN, this stylish and spacious home is ready to move into and offers excellent value in a popular residential area.

Freehold / Council Tax Band A / EPC C

Floorplan

BELVOIR!

Property is personal

Approximate total area⁽¹⁾

751 ft²
69.8 m²

Reduced headroom
28 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Rooms

Hallway

4.12m x 1.78m (13'6" x 5'10")

Living Room

4.13m x 3.7m (13'6" x 12'1")

Kitchen

5.61m x 2.51m (18'5" x 8'2")

Landing

3.15m x 0.84m (10'4" x 2'10")

Bedroom One

3.8m x 3.25m (12'6" x 10'8")

Bedroom Two

3.86m x 2.86m (12'8" x 9'5")

WC

1.58m x 0.84m (5'2" x 2'10")

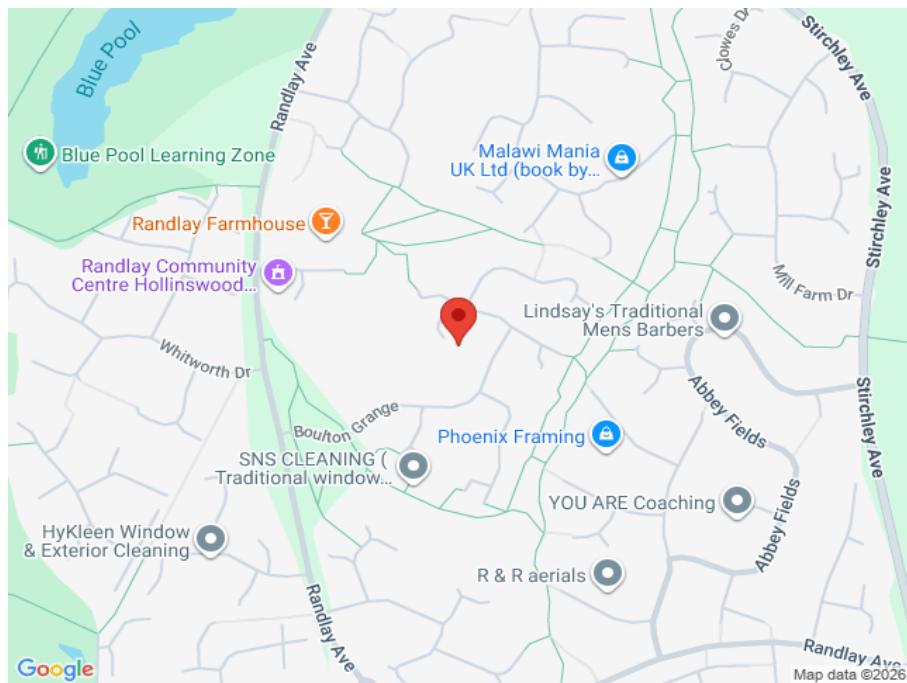
Bathroom

1.73m x 1.52m (5'8" x 5'0")

Photographs



Map



AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.