



**148 Brandsfarm Way,
Telford,
TF3 2JJ**

OIRO £189,950

Brandsfarm Way is a three bedroom semi detached home offering a spacious ground floor layout, including a large modern kitchen. The property features oak doors throughout and includes two generously sized double bedrooms. Outside, a newly laid block-paved driveway provides off road parking. Offered with no upward chain.

The ground floor offers an entrance hallway, a lounge, dining room and a spacious modern kitchen

The First floor has two double bedrooms a third single and a family bathroom.

Outside the property features a block paved driveway offering parking, The rear garden has a wooden shed a patio area and a laid lawn.

Situated within Randlay conveniently placed for access to the amenities of the surrounding area including the Telford town park. A good road network connects all regions of Telford including the Telford town centre shopping complex, which is positioned less than 2 miles away.

ENTRANCE HALLWAY

With understairs storage and stairs to the first floor

LOUNGE

11'4" x 12'0" (3.46 x 3.68)

A spacious lounge with opening to:

DINING ROOM

8'8" x 7'3" (2.66 x 2.21)

Having patio doors that open to the rear garden.

KITCHEN

12'7" x 13'3" (3.84 x 4.06)

A selection of modern cream base and wall units with oak work surfaces, complemented by tiling above the countertops. The kitchen features an integrated oven with a four ring gas hob and an extractor fan above, as well as a granite sink and drainer with a mixer tap. There is a dedicated space for a washing machine, and room for a fridge freezer. A UPVC stable door leads to the garden.

FIRST FLOOR

MASTER BEDROOM

9'9" x 12'0" (2.98 x 3.67)

A spacious bedroom located at the front of the property.

BEDROOM TWO

8'5" x 9'5" (2.57 x 2.89)

A second double bedroom overlooking the rear garden.

BEDROOM THREE

13'4" x 5'8" (4.08 x 1.74)

A good sized third bedroom.

BATHROOM

7'5" x 5'7" (2.27 x 1.71)

A P-shaped white bath with a Triton shower overhead and a glass shower door, accompanied by a pedestal wash basin and a low level WC. The walls and floor are fully tiled,

REAR GARDEN

With a wooden built shed providing storage, a laid patio leads to a laid lawn.

OUTSIDE

A newly laid block paved driveway providing parking.

AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band A currently £1,486.26 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 100mbps

Mobile Signal/Coverage Indoors: EE Limited / O2 Likely / Three Limited / Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely / O2 Likely / Three Likely / Vodafone Likely

PARKING: Driveway parking

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

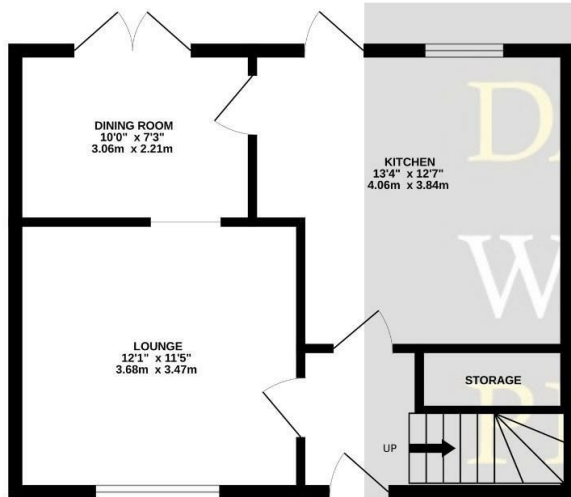
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

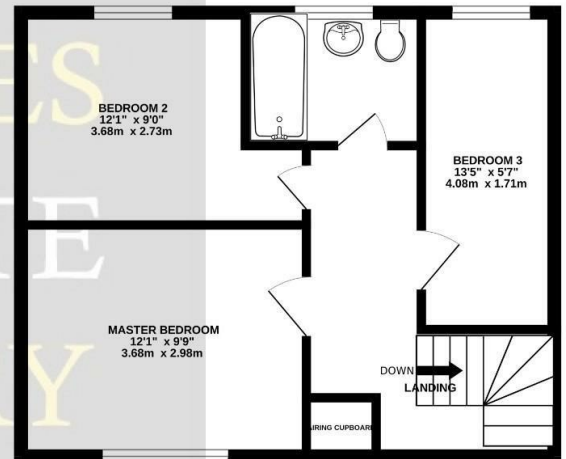
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street continue onto Upper Bar turning right onto Wellington Road., continue on the A518. Continue on the Queen Elizabeth Avenue from A518 and Queensway A442. Follow Queen Elizabeth Avenue and turn right onto Brandsfarm Way, the property is on the left hand side and can be identified with a for sale board.

GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.

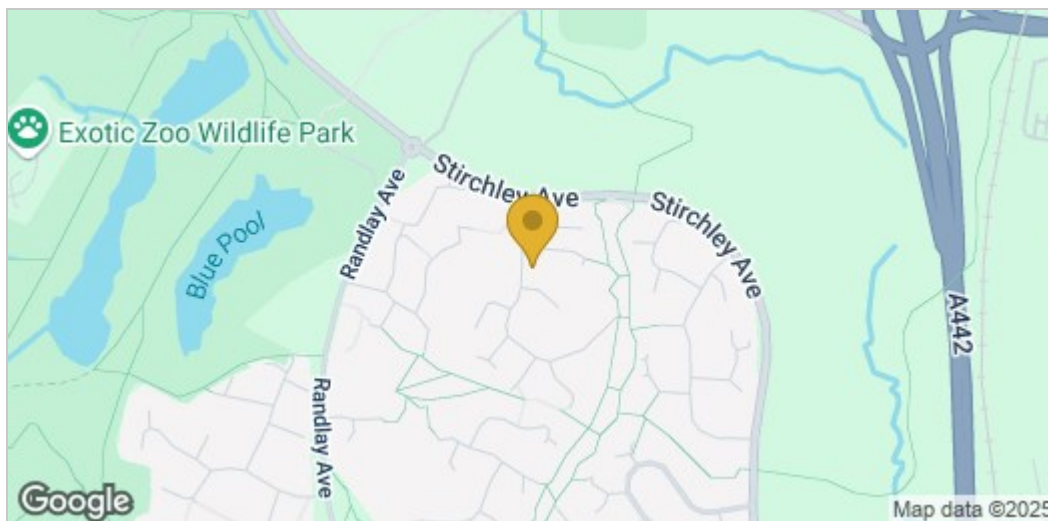


1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.