

# HARWOOD

THE ESTATE AGENT

01952 881010

40 Randlay Fields, Randlay TF3 2AE



£ 2 1 9, 9 5 0 region

This well arranged home offers a bright and welcoming layout across two floors, ideal for modern living and perfectly suited to a range of buyers. The ground floor features a spacious lounge that provides a comfortable setting for everyday relaxation, flowing naturally into the kitchen and dining area at the rear. This open, sociable space works beautifully for family life and entertaining, with plenty of room for cooking, dining and gathering together. Upstairs, the property offers three well proportioned bedrooms, each with its own flexibility for sleeping, working or dressing space. A contemporary bathroom completes the first floor, giving the home a simple and practical layout that is easy to enjoy. Outside, the property benefits from driveway parking and a sunny, well maintained garden to the rear ideal for outside dining and relaxing. Local schooling and everyday amenities are within easy reach, while Telford Town Park and Telford Town Centre offer extensive leisure, shopping and dining options close by. Excellent transport links further enhance the appeal, making this a convenient and inviting place to call home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

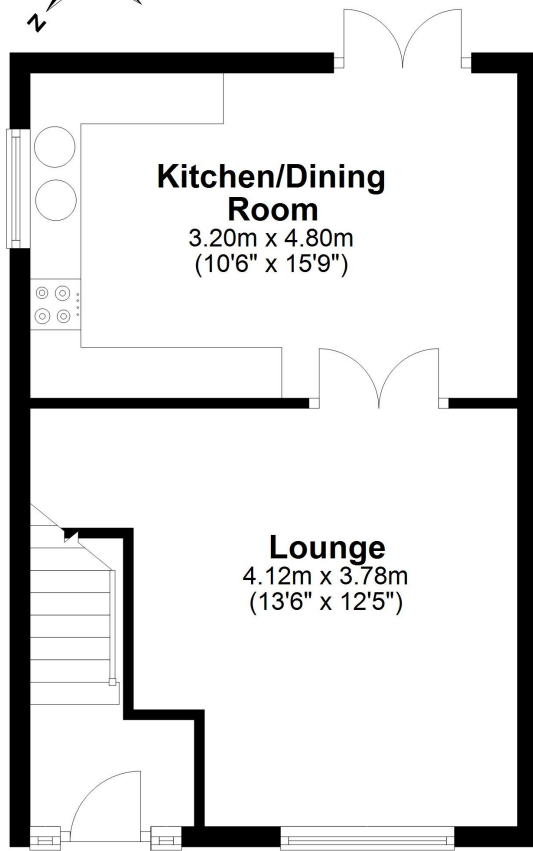






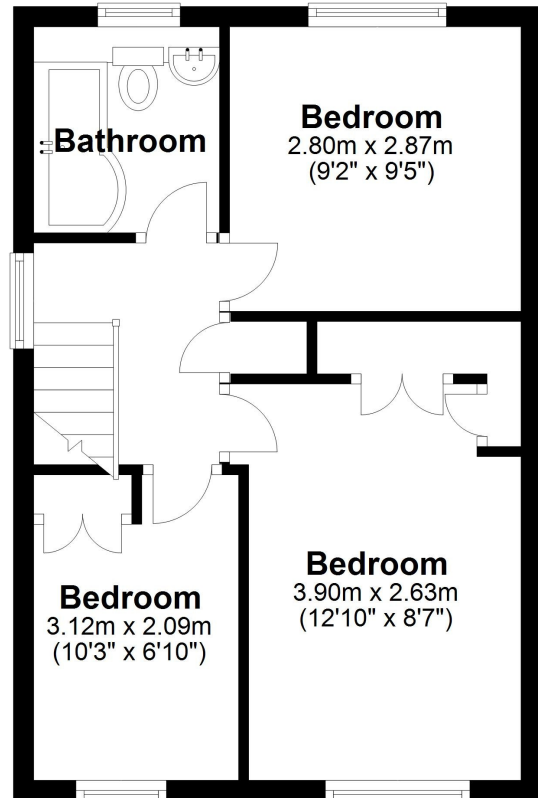
## Ground Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.2 sq. feet)

**Tenure** Freehold      **Council tax** Band B

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 8th May 2026