Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



23 Randlay Fields, Randlay, Telford, TF3 2AD

Offers In The Region Of £239,950

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AVAILABLE WITH NO UPWARD CHAIN
Randlay is a well established and popular residential area of Telford, located about 1½ miles from Telford Town Centre with its covered shopping centre, Southwater leisure development, retail parks, bus and train station. There is a primary school and modern local centre close by as well as a secondary school and medical centre at Stirchley, about ½ mile away.

Set out in further detail below;

Glazed door into..

Porch
With tiled floor.

Entrance Hall
With radiator. Door to...

Lounge
15'10" (into bay) x 12'3" max (4.85 (into bay) x 3.74 max)
A well proportioned room having a box bay window to the front with leaded double glazed units. Central fireplace with electric fire and radiator. Arch into...

Dining Room
10'9" x 7'10" (3.30 x 2.41)
With radiator and glazed doors to...

Conservatory
8'11" x 7'11" (2.72 x 2.43)
Having brick base wall with double glazed elevations above and translucent roof. Ceiling fan and light. Radiator and power. Doors to rear garden.

Kitchen
13'9" x 10'9" max (4.20 x 3.28 max)
Base and wall mounted units with cupboards and drawers having wooden fronts and contrasting work surfaces above. Composite 1 1/2 bowl sink with drainer. Integrated grill and oven. Separate gas hob with extractor above. Two rear aspect double glazed windows and radiator. Understairs cupboards and Internal door to GARAGE.

Utility Room
Stainless steel sink with drainer having a cupboard below and work surfaces either side. Space and plumbing provision for a washing machine and dryer. Side aspect leaded double glazed window.

Cloakroom / WC
Having a corner wash hand basin and low-level flush WC. Rear aspect double glazed window and radiator.

Stairs from the Entrance Hall rise to the first floor Landing, having a side aspect double glazed window and hatch to loft.

Main Bedroom
11'8" x 8'6" (3.57 x 2.60)
Double bedroom having a front aspect leaded double glazed window and radiator. Built-in double wardrobe and radiator.

Second Bedroom
10'2" x 9'3" (3.11 x 2.82)
Double bedroom having a rear aspect double glazed window and radiator. Built-in cupboard with hanging rail.

Third bedroom
8'9" x 6'10" (2.69 x 2.09)
Having a front aspect leaded double glazed window and radiator.

Bathroom
Being fully-tiled with panelled bath, having mains shower head above. Pedestal wash basin and low-level flush WC. Double glazed rear window and towel radiator.

Outside
The property benefits from a large block pavioured driveway leading to the GARAGE (4.50 x 3.45) accessed via up & over door, having power and light. Gated side access to the enclosed rear garden, having a full-width patio area and steps leading to a raised lawn and gravelled area. Slabbed hardstanding, ideal for a garden shed. Outside tap and light.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING:D

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: tbc

RIGHTS AND RESTRICTIONS: tbc

FLOODING ISSUES: tbc

PLANNING PERMISSIONS/DEVELOPMENTS: tbc

COAL FIELDS/MINING: Telford is a historic coal mining area, but no mining related issues have been reported to us.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.












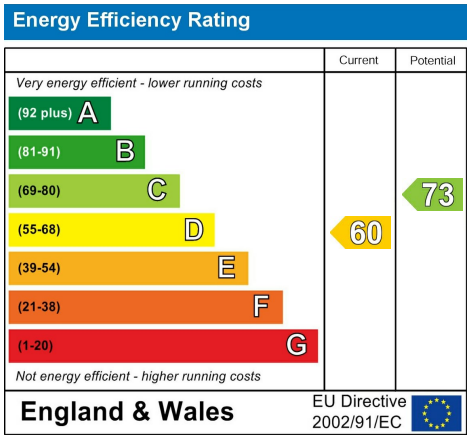

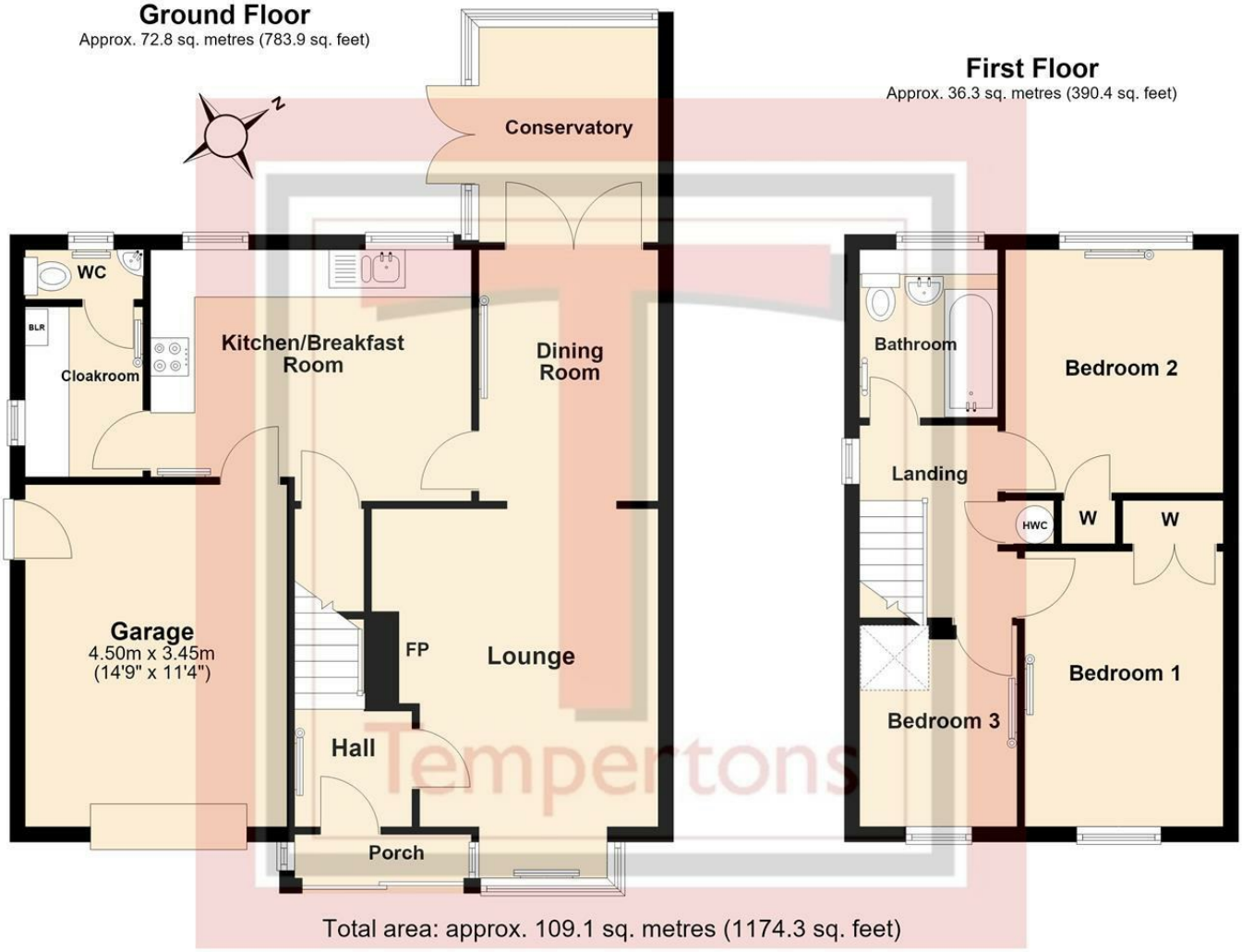

Total area: approx. 109.1 sq. metres (1174.3 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

23 Randlay Fields , Randlay, Telford

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.