



Helping *you* move



11 Arundel Close, Randlay

A nicely appointed Three Bedroom Detached House with a Conservatory and Double Garage, convenient for a range of local neighbourhood amenities and the Town Park.

Offers in the Region of

£325,000

11 Arundel Close, Aqueduct, Telford, TF3 2LX

Overview

- Detached House
- Lounge
- Kitchen / Dining Room
- Utility / Cloakroom
- Three Bedrooms
- Master En-Suite
- Bathroom with four piece suite
- Double Garage
- Gardens to front & rear
- Council Tax D. EPC tbc



Location

Randlay Centre is close by with a convenience store, public house and community centre. Randlay Primary School is also conveniently placed for the property, as is access onto Telford Town Park which is an area of approximately 170 hectares of parkland, walks, nature reserve, Silkin Way and Stirchley Chimney – a waypoint for the South Telford Heritage Trail and serving the former Ironworks – an important reminder to the history of the area. Telford Town Centre can be accessed by walking through the Town Park or approx. 1.5 miles by road and offers an excellent range of shops and leisure facilities, Railway and Bus Stations and access to the M54.

Brief Description

This nicely appointed Detached House is entered into the Entrance Hall with door off to the left into a Cloaks / Utility with two piece suite and working surface with cupboards over and provision for two appliances beneath. The Lounge is located to the rear of the property with an attractive fire surround with coal effect gas fire; a door opens into the Dining Kitchen which has a range of base and wall mounted units with complementary working surfaces, gas hob and inset 1.5 bowl sink unit, window overlooking the front, integral eye level double oven; door back through to the Hall, to the Dining Area sliding patio doors lead into the Conservatory with delightful views over the rear garden and stairs to the first floor.



To the first floor Landing is a loft hatch and airing cupboard. Bedroom One overlooks the rear garden and has a built-in mirror sliding door wardrobe; En-suite with three piece white suite. Bedroom Two has two windows overlooking the front; Bedroom Three overlooks the rear and has a built-in wardrobe with sliding mirror doors. The Bathroom has a modern white refitted suite with separate shower cubicle and range of vanity units. The internal accommodation benefits from upvc double glazing and gas central heating.

Externally, the property is approached over a generous block paved driveway leading to the detached double Garage; lawned front garden with a specimen tree and established border. Steps descend to a small patio fronting the entrance door. There are two side entrance gates leading into the rear garden with paved patio area, steps leading through the gravelled garden which contains established shrubs.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers 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.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From St Quentin Gate Roundabout at Telford Centre proceed into Stirchley Avenue and at the roundabout turn right into Randlay Avenue. Follow this road along and take the third right into Arundel Close - no.11 will be found a short way along on the left hand side.

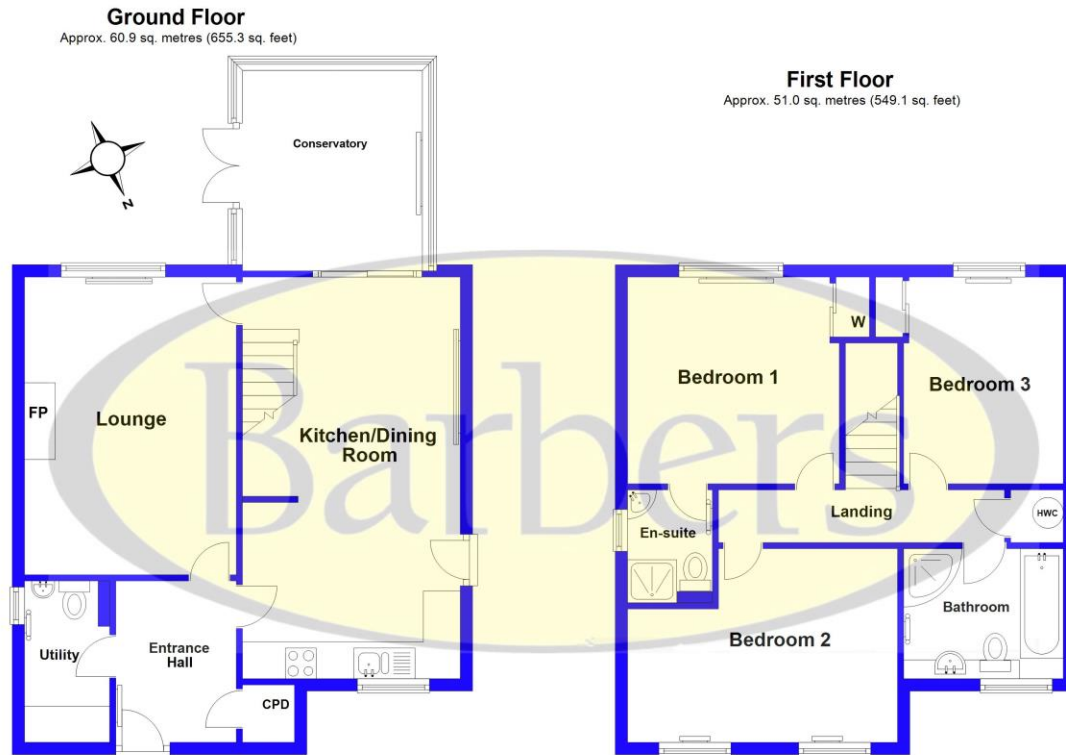
METHOD OF SALE

For Sale by Private Treaty.

WE31631.050922

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. To avoid delays in the buying process please provide the required documents as soon as possible.



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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11 Arundel Close, Randlay, Telford

All measurements quoted are approximate:

CLOAKS / UTILITY 6' 4" x 4' 6" (1.93m x 1.37m)

LOUNGE 15' 9" x 11' 3" (4.8m x 3.43m)

DINING KITCHEN 21' 4" x 11' 6" (6.5m x 3.51m) max.

CONSERVATORY 10' 5" x 10' 5" (3.18m x 3.18m)

BEDROOM ONE 11' 9" x 11' 6" (3.58m x 3.51m)

EN-SUITE 6' 1" x 4' 5" (1.85m x 1.35m)

BEDROOM TWO 14' 7" x 10' 3" (4.44m x 3.12m) max.

BEDROOM THREE 11' 9" x 8' 2" (3.58m x 2.49m)

BATHROOM 8' 5" x 6' 2" (2.57m x 1.88m)

EPC TO APPEAR HERE

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Get in touch today! Tel: 01952 221 200

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.