



Helping *you* move



6 Knowle Wood View, Randlay

A spacious, Three Bedroom Detached House with attached Garage, situated on a generous sized plot close to the Telford Town centre. Convenient for the local neighbourhood amenities and schools.

Offers in the Region of

£305,000

6 Knowle Wood View, Randlay, Telford, TF3 2NE.

Overview

- Detached House
- Lounge, Dining Room
- Fitted Kitchen
- Master Bedroom with En-suite
- Two further Bedrooms
- Modern Shower Room
- Garage and generous driveway
- Double Glazing
- Gas Central Heating
- Side and Rear lawned Gardens
- EPC D. Council Tax D



Location

Situated in the established residential locality of Randlay being served by a range of local shops and with excellent access to education facilities along with the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This Detached House is entered into through a storm porch and into the Entrance Hall with stairs to the first floor and door off to the right into the Lounge with walk-in bay window, attractive fire surround with electric fire and archway to the Dining Room which has French doors into the rear garden and door into the Kitchen. The Kitchen has a walk-in under stairs pantry cupboard and a good range of base and wall mounted units with complementary working surfaces, eye level double oven, gas hob with extractor over and window to rear.



Stairs ascend to the first floor Landing with window to side, airing cupboard and access to loft space. Bedroom One overlooks the front and has a door into the En-suite with coloured three piece suite. Bedroom Two is on the rear and Bedroom Three overlooks the front. The Shower Room has been refitted to provide a modern three piece suite with vanity storage. The internal accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a private road serving the two neighbours and leading on to the generous driveway and turning space belonging to no.6 with gravelled area to the side and lawned garden to the front. A gate provides access to the side of the Garage into the lawned side and rear garden with paved patio areas and established shrub borders.



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 proceed straight over and then take the second right into Mill Farm Drive. Knowle Wood View is the second right - no.6 is found in the very top right hand corner proceeding over a private drive serving the two adjoining neighbours.

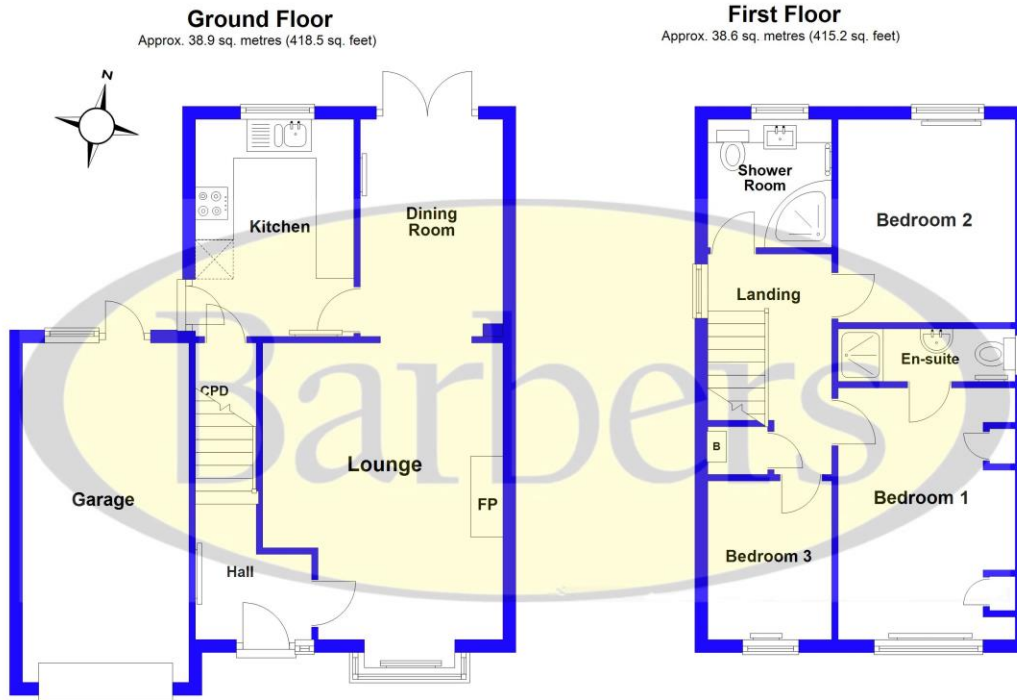
METHOD OF SALE

For Sale by Private Treaty.

WE33005.230523

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.



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

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

6 Knowle Wood View, Randlay, Telford

All measurements quoted are approximate:

LOUNGE 15' 1" x 12' 2" (4.6m x 3.71m)

DINING ROOM 11' 0" x 7' 2" (3.35m x 2.18m)

KITCHEN 10' 9" x 7' 8" (3.28m x 2.34m)

BEDROOM ONE 12' 8" x 8' 9" (3.86m x 2.67m)

EN-SUITE 8' 8" x 12' 7" (2.64m x 3.84m)

BEDROOM TWO 10' 4" x 8' 9" (3.15m x 2.67m)

BEDROOM THREE 7' 9" x 6' 3" (2.36m x 1.91m)

SHOWER ROOM 6' 6" x 6' 3" (1.98m x 1.91m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



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.