



Helping *you* move



58 Arundel Close, Randlay

A beautifully presented Detached House that offers Four Bedrooms, Two Reception Rooms, a Conservatory and Garage. Conveniently located for access to the Town Park and neighbourhood amenities

Offers in the Region of

£329,950

58 Arundel Close, Randlay, Telford, TF3 2LX.

Overview

- Detached House
- Lounge, Dining Room
- Conservatory, Cloakroom
- Refitted Kitchen and Utility Room
- Master Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Garage and Driveway Parking
- Low maintenance Gardens
- Gas Central Heating
- Double Glazing
- EPC D Council Tax E



Location

Conveniently located for access into the Telford Town Park which is an area of approximately 170 hectares of parkland, walks, nature reserve, Silkin Way and Sturchley Chimney – a waypoint for the South Telford Heritage Trail and serving the former Ironworks – an important reminder to the history of the area. Randlay Centre is close by with a convenience store, public house and community centre. Randlay Primary School is also conveniently placed for the property. 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

Viewing is essential to appreciate this beautifully presented, contemporary styled Detached House. The accommodation comprises Entrance Hall, refitted Cloakroom, stairs to the first floor and door to the garage. Off to the right is the Lounge with a window to front, double doors opening into the Dining Room and double doors through to the Conservatory at the rear. The Kitchen has been stylishly refitted with a range of units, working surfaces, inset sink unit, electric oven and hob; an opening leads into the Utility with a range of matching units and door out to the rear garden.



Stairs ascend to the first floor Landing where there are four bedrooms, the Master Bedroom has a refitted En-Suite Shower Room with three piece. The Bathroom has also been refitted with a white three piece suite. Internally, the property benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmacadam driveway and an up-and-over door provides access into the Garage. The rear garden is a particular feature of this property, having been landscaped with a large patio area, edged by sleepers with raised bed with a range of 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 E

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 – take the fourth turning on the right and as the road is about to turn, a private driveway gives access to no.58 and two neighbouring properties.

METHOD OF SALE

For Sale by Private Treaty.

WE34025.100624

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

Marking: 10/2021

CLOAKROOM 4' 6" x 4' 1" (1.37m x 1.24m)

LOUNGE 14' 8" x 10' 7" (4.47m x 3.23m)

DINING ROOM 11' 6" x 8' 4" (3.51m x 2.54m)

CONSERVATORY 11' 6" x 10' 4" (3.51m x 3.15m)

KITCHEN 11' 1" x 9' 4" (3.38m x 2.84m)

UTILITY 8' 6" x 4' 9" (2.59m x 1.45m)

BEDROOM ONE 14' 1" x 10' 8" (4.29m x 3.25m)

EN-SUITE 6' 8" x 6' 4" (2.03m x 1.93m)

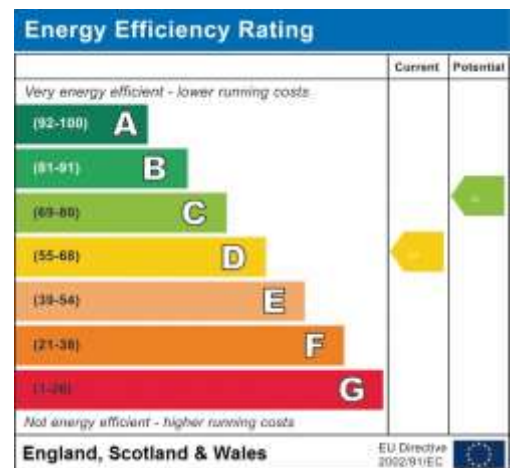
BEDROOM TWO 12' 0" x 9' 1" (3.66m x 2.77m)

BEDROOM THREE 9' 1" x 8' 10" (2.77m x 2.69m)

BEDROOM FOUR 8' 10" x 6' 4" (2.69m x 1.93m)

BATHROOM 7' 2" x 6' 3" (2.18m x 1.91m)

GARAGE 17' 3" x 8' 9" (5.26m x 2.67m)



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.