



Helping *you* move



22 Broad Oaks, Randlay

Situated in the popular residential locality of Randlay, this four bedroomed link detached house features well-presented accommodation throughout, with a larger than average corner plot.

Offers in the Region of

£298,000

22 Broad Oaks, Randlay, Telford, TF3 2LJ.

Overview

- Link Detached House
- Front Aspect Lounge
- Separate Dining Room
- Comprehensively Fitted Kitchen
- Ground Floor Cloaks/WC
- Modern Bathroom
- Three Double Bedrooms
- Large Single Bedroom
- Garage and Driveway
- Front, Rear and Side Gardens
- Gas CH, uPVC Double Glazing
- Freehold. Council Tax C. EPC C



Location

Situated in the established residential locality of Randlay being served by a range of local shops and with excellent access to education facilities. A nearby footpath leads into the Telford Town Park (a green space for all ages to enjoy with play areas, nature and heritage trails as well as an aerial rope course) and on towards the Telford Town Centre with its modern range of shopping and leisure facilities and mainline railway station.

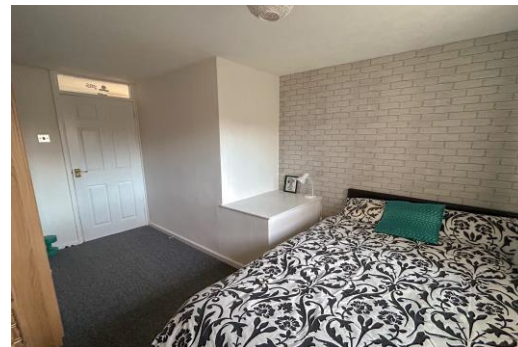
Brief Description

This well maintained link-detached family home sits on a larger than average corner plot and benefits from modern replacement bathroom and cloaks/WC as well as uPVC windows and doors (fitted within the last four years). Entered from the side, the front door opens into the hallway, with cloaks/WC off to the left hand side. The front aspect lounge features a picture window which looks out over the front garden and a brick fireplace surround (currently housing an electric fire). A sliding door opens to the dining room, with French style patio doors opening to the rear garden and useful serving hatch to the kitchen. The rear aspect breakfast kitchen is fitted with a comprehensive range of base and wall mounted cupboards and drawers with contrasting worktops, including a breakfast bar. There is a mid-level double oven, inset gas hob with extractor hood over and space for an under counter fridge, freezer and plumbing provision for a washing machine. This room features a ceramic tiled floor, useful understairs storage cupboard and courtesy door into the garage, where the boiler is located.



Stairs rise to the first floor landing with side aspect window and access hatch to the partially boarded loft storage space. The home benefits from three good sized double bedrooms and a large single room, which all share the modern, refitted bathroom (having a white three piece suite with shower over the bath). An airing cupboard with hot water tank provides more storage space.

Externally, there is driveway parking in front of the attached garage with the remainder of the front garden being laid mainly to lawn, having borders of mature shrubs and trees, affording it privacy from the road. The garage has a metal up/over door, power and light and a useful courtesy door which opens to the rear garden. Adjacent to the garage is a timber gate, opening into the fully enclosed rear garden which is arranged over two levels, the portion closest to the house being mainly laid to lawn with patio seating area and established borders. To the side is a sunken garden with an attractive pond, patio, timber shed and summerhouse, to enjoy the sunshine at different times of the day.



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 C (currently £1,881.69 for the year 2024/25)

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 fifth left into Long Meadow and then first left into Broad Oaks - follow the road around to the right, where the property will be found on the right hand side, occupying the corner plot.

METHOD OF SALE

For Sale by Private Treaty.

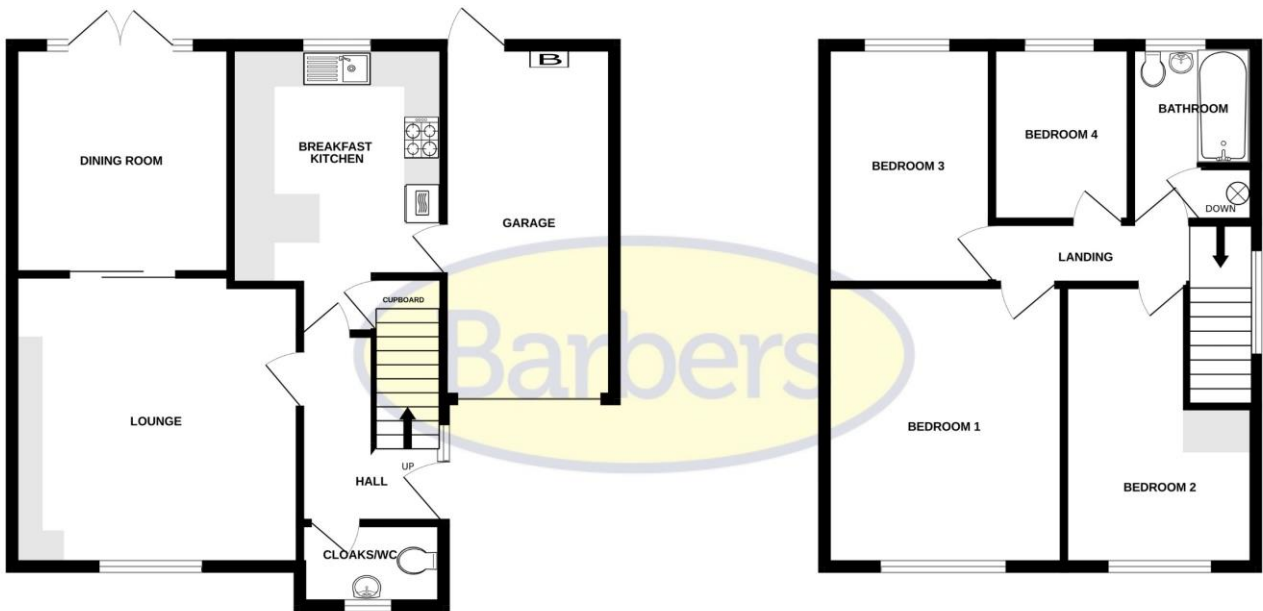
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AML REGULATIONS

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.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.1 sq.m.) approx.
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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

- LOUNGE** 13' 6" x 13' 6" (4.11m x 4.11m)
- DINING ROOM** 10' 8" x 10' 3" (3.25m x 3.12m)
- BREAKFAST KITCHEN** 10' 8" x 10' 0" (3.25m x 3.05m) plus door recess
- CLOAKS/WC** 6' 10" x 4' (2.08m x 1.22m)
- BEDROOM ONE** 13' 2" x 11' 1" (4.01m x 3.38m)
- BEDROOM TWO** 13' 2" x 9' 6" max (6' 5" min) (4.01m x 2.9m)
- BEDROOM THREE** 11' 3" x 7' 10" (3.43m x 2.39m)
- BEDROOM FOUR** 8' 2" x 6' 5" (2.49m x 1.96m)
- BATHROOM** 8' 1" max (5' 10" min) x 5' 10" max (3' 3" min)
(2.46m x 1.78m)
- GARAGE** 16' 7" x 8' 0" (5.05m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

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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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.