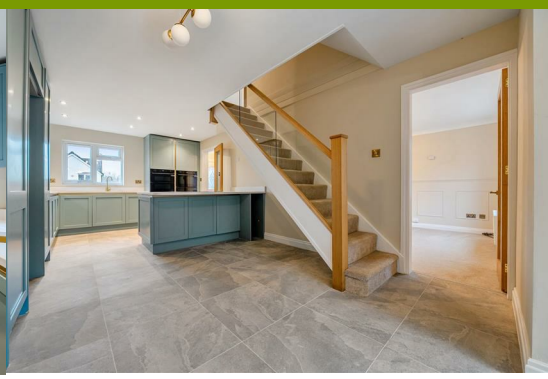


2 BOTFIELD CLOSE

RANDLAY | TELFORD | SHROPSHIRE | TF3 2LY







An impressive four-bedroom detached home, completely refurbished to a high standard and offering versatile accommodation including a detached studio annexe. Features include a newly fitted kitchen opening into the dining room, a reception room with log-burning stove, en-suite to the main bedroom and a low-maintenance garden. Offered for sale with no onward chain.

Offers in the region of £350,000





2 4 2 C

- **NO ONWARD CHAIN**
- **Refurbished Throughout**
- **Detached Studio Annexe**
- **En-Suite to Main Bedroom**
- **Close to Amenities**
- **Ground Floor W.C.**

DESCRIPTION

Offered for sale with no onward chain, this impressive four-bedroom detached home has been completely refurbished to a high standard, creating a stylish and welcoming living environment that is ready to move straight into. The accommodation includes a spacious reception room with a characterful log-burning stove, alongside a newly fitted kitchen which opens into the dining area to create a sociable space for everyday living and entertaining.

A real highlight of the property is the detached studio annexe, which has been thoughtfully converted from the former double garage. Offering excellent versatility, this additional space could lend itself to a home office, gym, creative studio or even accommodation for visiting family and guests, depending on individual requirements.

Outside, the property enjoys a split-level garden which has been designed with ease of maintenance in mind, providing space to relax and enjoy the warmer months without demanding too much of your time.

LOCATION

Randlay is a popular residential area of Telford, conveniently positioned for a range of local amenities, including shops, schools and community facilities. The area benefits from its proximity to Telford Town Park, offering an excellent choice of outdoor space, walking routes and leisure facilities, whilst Telford Town Centre provides an extensive range of shopping, restaurants and entertainment options. There are also convenient road links to the wider area, including the A442 and M54, making Randlay a practical location for commuters and families alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

RECEPTION ROOM

KITCHEN/DINING ROOM

FIRST FLOOR

LANDING

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM





LOCAL AUTHORITY
Telford and Wrekin Council.

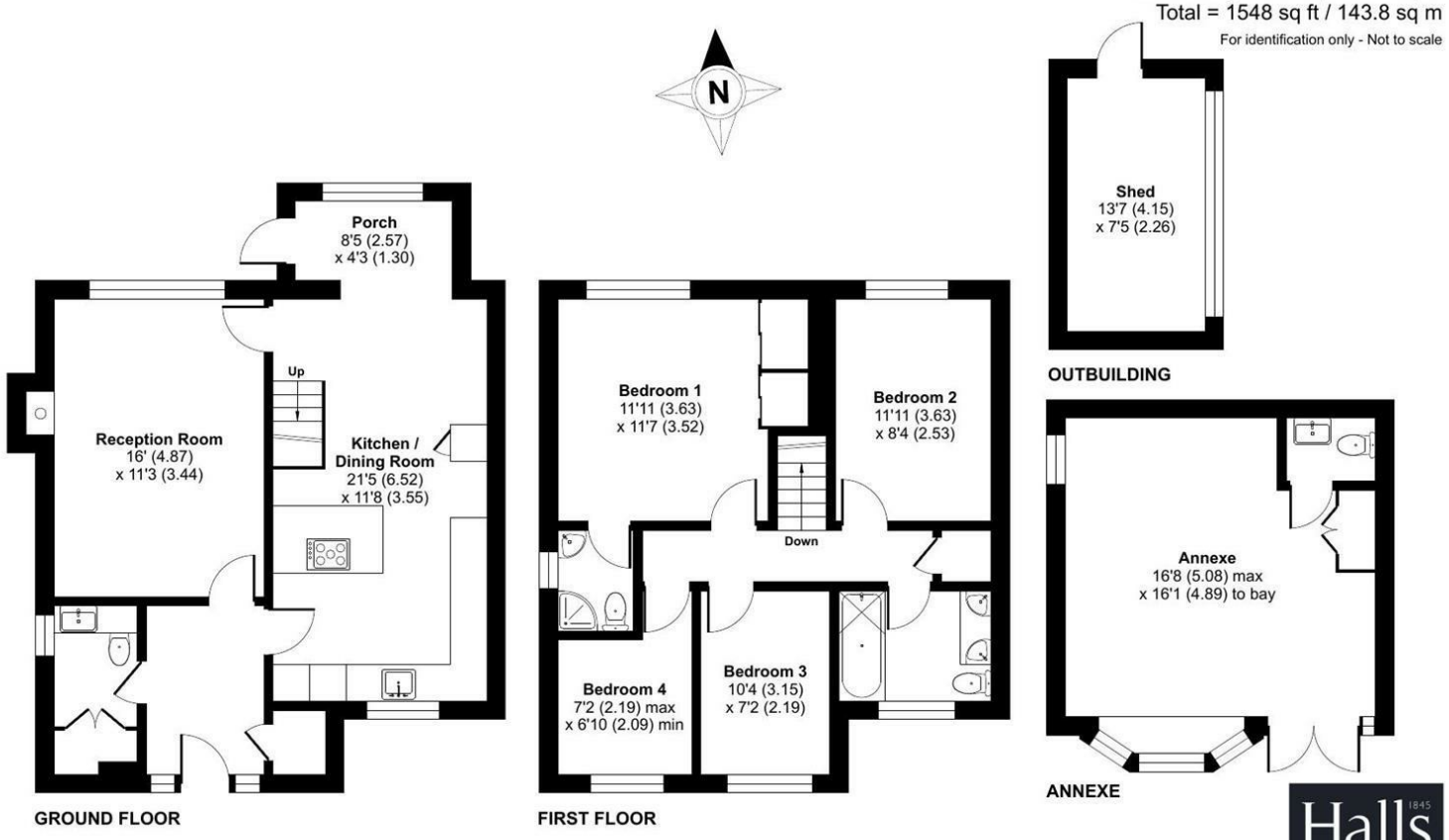
COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

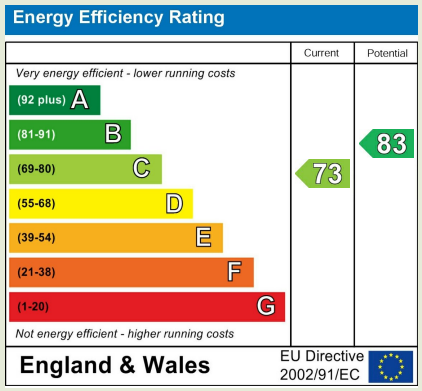
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1167 sq ft / 108.4 sq m
Annexe = 280 sq ft / 26 sq m
Outbuilding = 101 sq ft / 9.4 sq m
Total = 1548 sq ft / 143.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1542889



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

TELFORD SALES
32 Market Street | Wellington | Telford | TF1 1DT
01952 971800 telford@hallsgb.com
www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.