



**Birchfield Way, Lawley, Telford**

**£239,950**



 4  2  1

**Freehold | EPC rating: C**

- **\*\*NO UPON CHAIN\*\***
- Popular Residential Area
- Spacious Accommodation

- Four Bedroom
- Modern Kitchen Diner
- Close to local amenities

**BELVOIR!**

Property is personal

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## Description

Welcome to Birchfield Way, a stunning three-storey townhouse situated in the sought-after location of Lawley Village. Available with no upward chain, this home offers spacious living accommodation perfect for growing families. Upon entering, you are greeted by an entrance hallway leading to a fitted kitchen diner. The kitchen boasts a range of contemporary wall and base units with integrated appliances, providing a modern and functional space for cooking and dining. The ground floor also features a comfortable lounge area, ideal for relaxing and entertaining. On the first floor you will find a Bedroom Two and Bedroom Four along with the family bathroom, rising to the second floor, you will find the Master bedroom which benefits with an en suite and fitted wardrobes and the Third Bedroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for leisure and activities. Additionally, there is a garage and parking, adding to the practicality of this delightful home.

Birchfield Way in Lawley Village is the ideal residence for those seeking a blend of modern living and a vibrant community. Don't miss the opportunity to make this your new home.

FREHOLD/ EPC RATING C /COUNCIL TAX BAND D

## Photographs



## Rooms

### Hallway

0.44m x 1.41m (1'5" x 4'7")

### Kitchen Diner

2.82m x 5.08m (9'4" x 16'8")

### Living Area

3.9m x 4.11m (12'10" x 13'6")

### Downstairs WC

0.94m x 1.73m (3'1" x 5'8")

### First Floor Landing

1.97m x 5.5m (6'6" x 18'0")

### Bedroom Four

1.9m x 3.35m (6'2" x 11'0")

### Bedroom Two

3.75m x 3.92m (12'4" x 12'11")

### Bathroom

1.86m x 2.08m (6'1" x 6'10")

### Second Floor Landing

0.99m x 2.43m (3'2" x 8'0")

### Master Bedroom

3.94m x 4.66m (12'11" x 15'4")

### Master Ensuite Bathroom

1.18m x 2.27m (3'11" x 7'5")

### Bedroom Three

2.85m x 3.56m (9'5" x 11'8")

## Garage

3.03m x 5.13m (9'11" x 16'10")



## More photographs



# Floorplan



# Map

