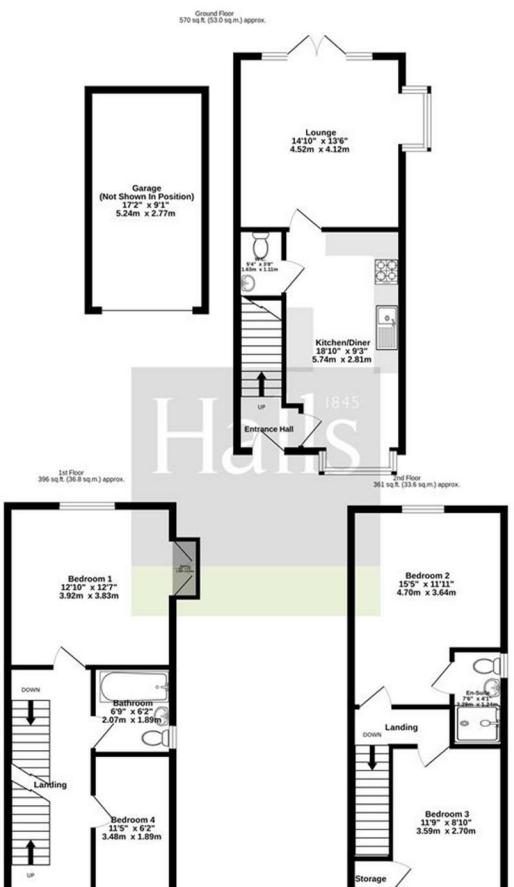


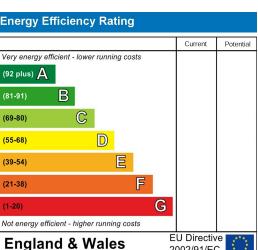
FOR SALE

70 Birchfield Way, Telford, TF3 5HP



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other items are approximate and should not be relied upon for any purpose other than as an indication of layout. This plan is for illustrative purposes only and should not be relied upon as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
Made with Merivex C2022

#### Energy Performance Rating



**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



FOR SALE

Asking Price £264,000

70 Birchfield Way, Telford, TF3 5HP

This spacious and versatile property is well-presented throughout, offering living over three floors with a garage behind a gated driveway.



Halls<sup>1845</sup>

01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com

RICS  
Regulated by RICS

OnTheMarket.com

The Property  
Ombudsman

APPROVED CODE  
TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01952 971800

1 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Garage with Driveway
- Spacious Throughout
- Versatile Accommodation
- Close to Amenities
- Good Schools Nearby
- En-Suite to Bedroom

#### DESCRIPTION

Nestled in a quiet residential setting, this beautifully presented home offers generous living space arranged over three floors, combining style, practicality, and comfort throughout. From the moment you step through the front door, a warm and welcoming hallway with sleek laminate flooring sets the tone, guiding you into a thoughtfully designed interior.

At the heart of the home is a spacious and light-filled kitchen/diner, where neutral décor complements a range of white base and wall units, perfectly paired with contemporary charcoal worktops. A charming bay window floods the space with natural light and offers views out onto Birchfield Way. Practical as well as stylish, the kitchen provides space for a dishwasher, washing machine, and fridge/freezer, and comes equipped with a Zanussi gas hob and electric oven—ideal for everything from everyday meals to weekend entertaining.

The living room offers a wonderful space to unwind, with double patio doors leading directly onto the rear garden, seamlessly connecting the indoors with outside. A square bay window to the side enhances the room's bright and airy feel, making it a comfortable and sociable area for both relaxing and entertaining. A handy downstairs cloakroom, fitted with a white WC, pedestal basin, and radiator, adds an extra layer of convenience.

As you move upstairs, plush carpeting extends throughout the stairs and landings, creating a sense of warmth and continuity. Clever under-stairs storage maximises functionality without compromising on style. The first floor is home to two well-proportioned bedrooms, including a generous double that boasts a private balcony overlooking the rear garden—a peaceful retreat for morning coffee or evening relaxation. Another room at the front, currently used as an office, offers versatility for home working or guest accommodation. The family bathroom is tastefully finished with a white suite, half-tiled walls, vinyl flooring, and a privacy-glass window that fills the space with soft, natural light.

On the top floor, you'll find two further double bedrooms. To the front is a bright and spacious room overlooking the street, while to the rear, the impressive guest bedroom offers a tranquil haven, complete with a garden view and its own stylish en-suite shower room, featuring a white suite and a double shower with bi-fold door.

Outside, the rear garden is fully enclosed by fencing and a wall, providing both privacy and security. Mainly laid to lawn with a small patio area, it offers the perfect setting for outdoor dining or quiet relaxation. A side gate gives direct access to the street and leads to the allocated gated parking and single garage, which includes power, lighting, and an up-and-over door—ideal for secure storage or parking.

This property brings together spacious living, modern finishes, and thoughtful details to create a home that's as practical as it is welcoming—ideal for families and professionals alike.

#### LOCATION

Lawley Village is a vibrant and well-connected community, offering an excellent quality of life for residents of all ages. With a wide range of local amenities, including shops, cafes, and schools, everything you need is right on your doorstep.

The area is particularly well suited to families and professionals, thanks to its superb transport links. Telford town centre—with its extensive retail, leisure, and dining options—is just a short drive away, along with the mainline train station providing easy access to regional and national destinations. Road connections are equally impressive, with quick routes to the M54 and wider motorway network in all directions.

Nature lovers will appreciate the proximity to the Lawley and Overdale Trail, just a short stroll from Birchfield Way. This scenic walking route offers peaceful green spaces and the perfect opportunity to enjoy the outdoors and unwind from the pace of modern life.

In summary, this modern and thoughtfully designed four-bedroom home enjoys a fantastic location in one of Telford's most popular developments. We highly recommend booking a viewing to fully appreciate everything it has to offer—properties like this don't stay on the market for long.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### KITCHEN/DINER

##### W.C.

##### LOUNGE

##### FIRST FLOOR

##### BEDROOM 1

Shrewsbury / Bishops Castle / Ellesmere / Oswestry / Welshpool / Whitchurch / Kidderminster

#### BEDROOM 4

#### BATHROOM

#### SECOND FLOOR

#### BEDROOM 2

#### EN-SUITE

#### BEDROOM 3

#### EXTERNAL

#### GARAGE

#### 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 £30 (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.