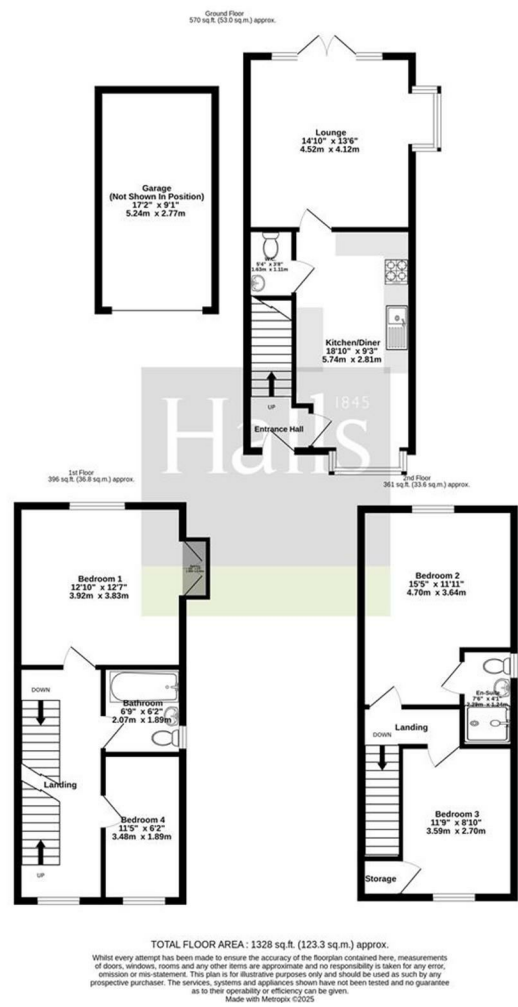


FOR SALE

70 Birchfield Way, Telford, TF3 5HP



FOR SALE

Asking Price £264,000

70 Birchfield Way, Telford, TF3 5HP

**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.

Energy Performance Rating



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



01952 971800

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



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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



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.