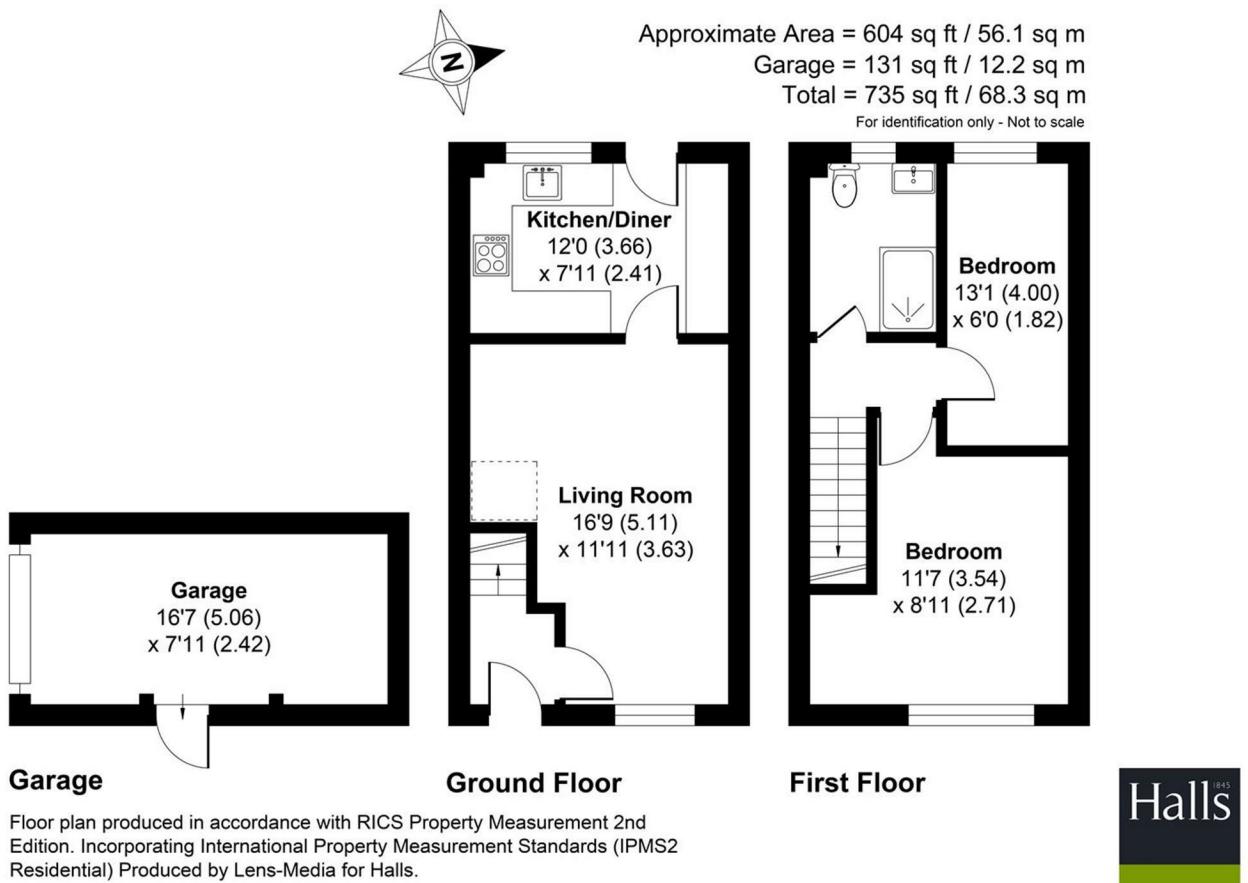


FOR SALE

7 Birbeck Drive, Madeley, Telford, TF7 5TP

Halls¹⁸⁴⁵

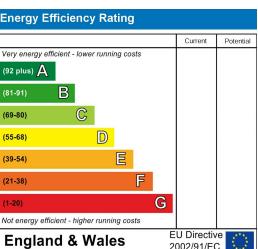


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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



FOR SALE

Offers in the region of £185,000

7 Birbeck Drive, Madeley, Telford, TF7 5TP

This well-presented two-bedroom end-of-terrace house is perfect for first-time-buyers and downsizers alike and has the added advantage of a garage with private driveway.

Halls¹⁸⁴⁵

01952 971800

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



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01952 971800

1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- **No Upward Chain**
- **Garage with Driveway**
- **Well-Presented Throughout**
- **Close to Amenities**
- **Perfect for First-Time-Buyers**
- **Sought-After Location**

DESCRIPTION

Stepping inside, you're welcomed by a bright entrance hallway with stairs rising to the first floor and a door leading into a comfortable, inviting living room — the perfect space to relax after a long day, with a pleasant outlook to the front of the property. From here, the home flows naturally into a modern fitted breakfast kitchen, a great social space for everyday living and casual dining. The kitchen is well equipped with a range of stylish base and wall units, an integrated oven and hob with extractor hood, space for additional appliances, and a wall-mounted central heating boiler. A door from the kitchen opens directly onto the rear garden, ideal for enjoying warmer months or entertaining friends.

Upstairs, the landing provides access to the loft and leads to two well-sized bedrooms, offering flexibility for a main bedroom and guest room, home office, or nursery. Completing the first floor is a smart, contemporary shower room, finished with a shower cubicle, vanity wash basin, and low-level WC — practical, modern, and ready to move straight into.

To the rear, the property enjoys a private and practical garden, featuring a paved patio area that's ideal for outdoor seating and summer barbecues, along with a laid lawn that's easy to maintain yet perfect for relaxing or entertaining. The garden also provides access to a garage, with a gated pathway leading conveniently around to the front of the property. Vehicular access to the garage is located to the rear, where there is also an adjacent driveway, offering valuable off-road parking and everyday convenience.

LOCATION

Madeley is a historic market town, situated close to the renowned Ironbridge Gorge World Heritage Site. Over recent years, the town centre has seen significant redevelopment, including the addition of a supermarket and a range of local shops, making it a well-established residential area in the southern part of Telford. Just five miles from Telford town centre, residents benefit from easy access to a wide variety of shopping, leisure, and recreational facilities, as well as a mainline railway station offering regular services to Birmingham, Wolverhampton, and Shrewsbury. Excellent road links via the nearby M54 connect to the M6, providing convenient routes to both Birmingham and Manchester airports.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

TENURE AND POSSESSION

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.