



Birchfield Way, Telford

£259,950



 4  2  1

Freehold | EPC rating: C

- Sought After Area
- 4 Spacious Bedrooms
- Private Garden

- Modern Living
- Master Bedroom with Ensuite
- Off-road Parking

BELVOIR!

Property is personal

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Description

This beautifully presented 4-bedroom, 3-storey property in the sought-after area of Lawley offers a perfect blend of modern living and spacious accommodation. On the ground floor, you are welcomed by a spacious kitchen diner, ideal for family meals and entertaining, alongside a large living room perfect for relaxing. The modern kitchen comes with all the necessary appliances and offers plenty of storage, ensuring functionality without compromising on style. A convenient downstairs WC completes the ground floor.

The first floor features three generously-sized bedrooms, all offering ample storage and natural light. The large windows throughout the home allow natural light to flood the space, creating a warm and welcoming atmosphere. The family bathroom, located on this level, provides a modern space with stylish fixtures and fittings.

On the top floor, you'll find the master bedroom, complete with fitted wardrobes and an en-suite shower room, offering a private retreat. This property has been well-maintained and is in move-in ready condition, making it ideal for families looking to settle in a vibrant community.

Outside, the property benefits from a low-maintenance garden, perfect for relaxing or enjoying outdoor meals with family and friends. At the rear of the property, you will find a garage and parking space, providing convenient and secure off-road parking.

Located in the desirable area of Lawley, close to local amenities and transport links, this property is a must-see. Don't miss the opportunity to make this your dream home!

Freehold / EPC Rating: C / Council Tax Band C

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floorplan



Rooms

Hallway

4.72m x 0.95m (15'6" x 3'1")

Kitchen/Diner

4.14m x 2.8m (13'7" x 9'2")

Living Room

4.92m x 3.54m (16'1" x 11'7")

WC

1.71m x 0.92m (5'7" x 3'0")

Landing

3.76m x 0.86m (12'4" x 2'10")

Bedroom 4

2.12m x 1.97m (7'0" x 6'6")

Bedroom 3

3.85m x 2.85m (12'7" x 9'5")

Bedroom 2

3.95m x 2.84m (13'0" x 9'4")

Bathroom

1.98m x 1.74m (6'6" x 5'8")

Bedroom 1

6.12m x 3.1m (20'1" x 10'2")

Ensuite

2.26m x 2.15m (7'5" x 7'1")

Landing

1.06m x 0.94m (3'6" x 3'1")

Photographs



