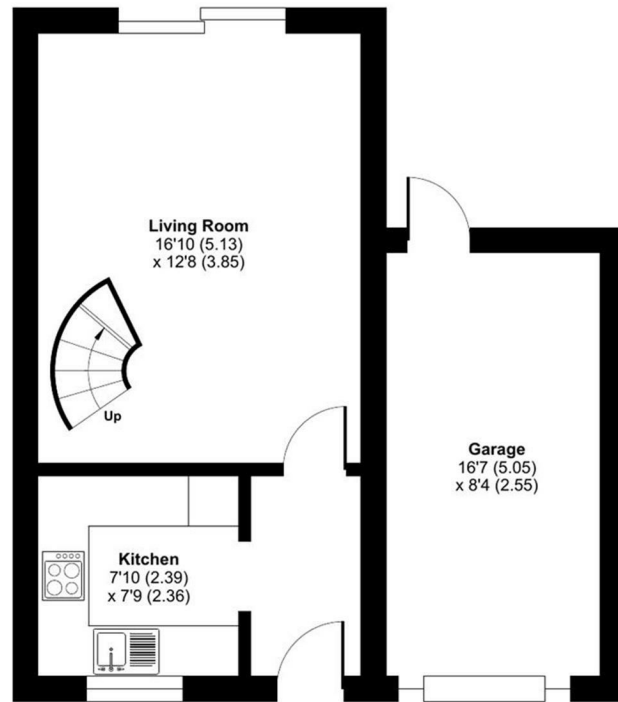


FOR SALE

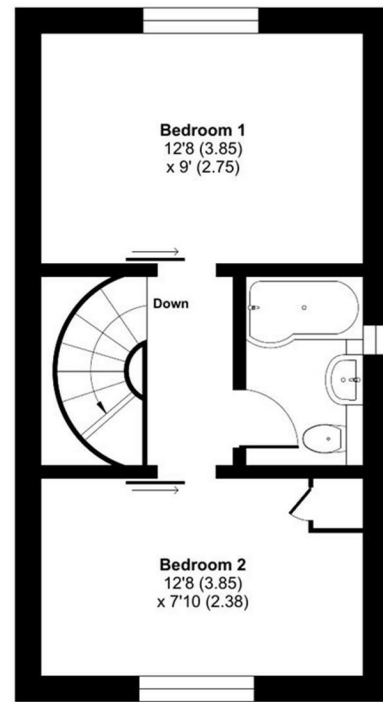
12 Birbeck Drive, Madeley, Telford, TF7 5TP



Approximate Area = 636 sq ft / 59.1 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 775 sq ft / 72 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Halls. REF: 1466576



FOR SALE

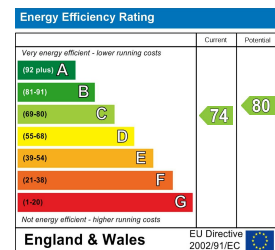
Offers in the region of £185,000

12 Birbeck Drive, Madeley, Telford, TF7 5TP

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



A well-presented two-bedroom end-terrace home situated in the popular residential area of Madeley, Telford. The property offers spacious accommodation including a bright living room with feature spiral staircase, modern fitted kitchen, two double bedrooms and a family bathroom. Externally, there is an enclosed rear garden and the added benefit of a single garage, making this an ideal first-time purchase or investment opportunity.



01952 971800

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Driveway & Garage
- Two Double Bedrooms
- NO UPWARD CHAIN
- Enclosed rear garden
- Well-Presented Throughout
- Convenient Access to Local Amenities

To the first floor are two generously sized bedrooms together with a family bathroom fitted with a three-piece suite including bath with shower over, wash basin and WC.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, along with a single garage providing additional storage or off-road parking.

Conveniently positioned for local schools, amenities and transport connections, this property offers a great balance of space, convenience and affordability.

LOCATION

Birbeck Drive is conveniently situated within the established residential area of Madeley, offering easy access to a range of local amenities including shops, supermarkets, schools and leisure facilities. The property is well placed for commuters, with excellent transport links to Telford Town Centre, the M54 motorway and nearby railway stations. The historic Ironbridge Gorge and surrounding countryside are also within easy reach, providing a variety of recreational and outdoor pursuits.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER

16'10 x 12'8

KITCHEN

7'10 x 7'9

FIRST FLOOR

BEDROOM ONE

12'8 x 9

BEDROOM TWO

12'8 x 7'10

BATHROOM

EXTERNAL

GARAGE

16'7 x 8'4

GARDEN

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.