

HARWOOD

THE ESTATE AGENT

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10 Birch Dale Ave, Wrockwardine Wood TF2 6QL



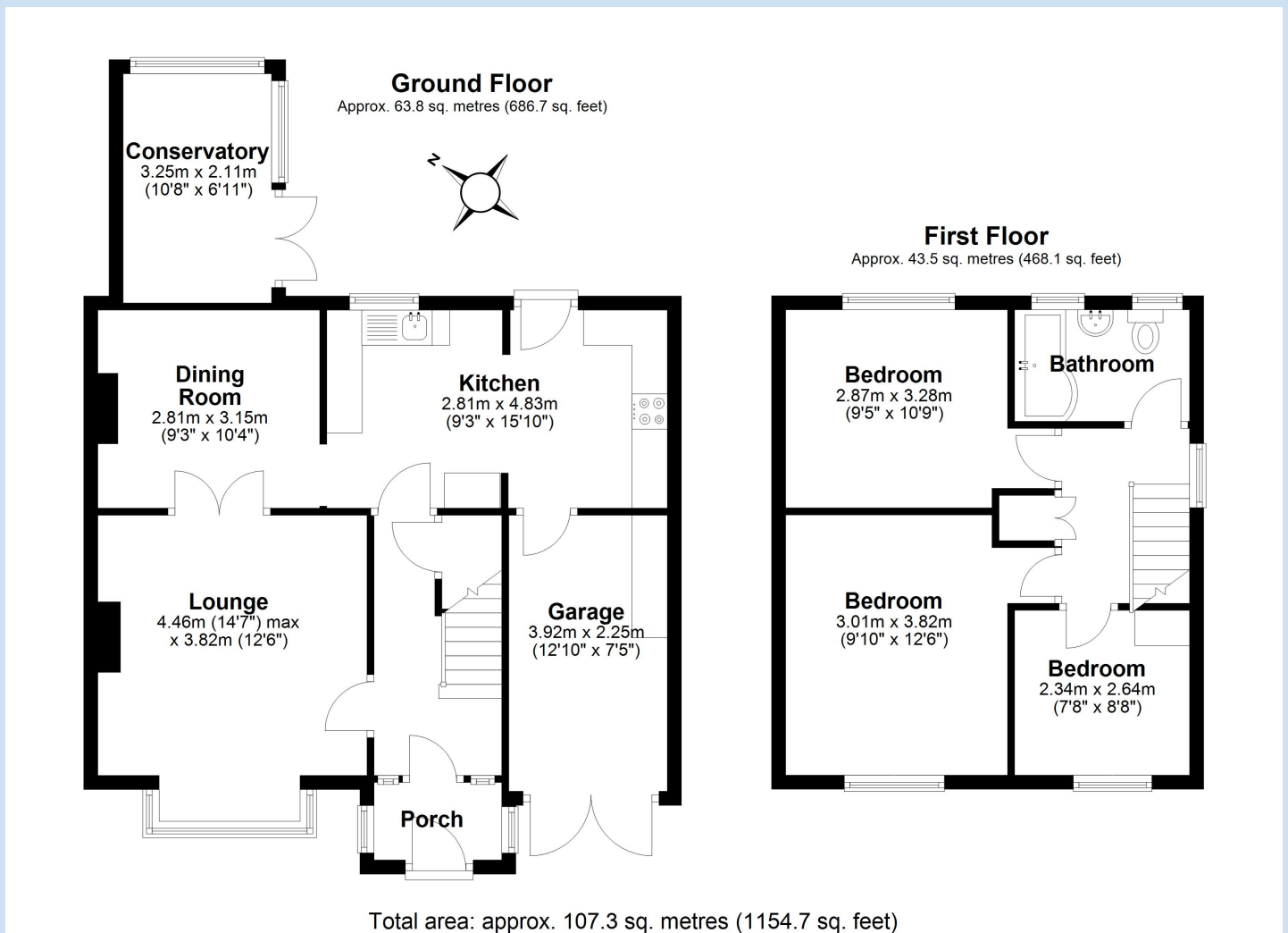
£ 2 2 5, 0 0 0 region

This well-proportioned home offers a generous and welcoming layout that works beautifully for modern living. The ground floor centres around a bright lounge that opens through to the dining area, creating a sociable flow of space ideal for everyday life and entertaining. From here, the conservatory provides an additional living area with a lovely connection to the garden, making it a versatile spot to relax throughout the year. The kitchen sits to the rear of the property and offers a practical, well-arranged workspace with direct access outside. A porch and internal access to the garage add further convenience and storage options. Upstairs, the home features three comfortable bedrooms arranged around a central landing, each offering flexibility for sleeping, working or dressing space. A well-appointed bathroom completes the first floor. With its balanced layout, multiple living areas and useful garage, this property presents an appealing opportunity for buyers seeking a home they can settle into and make their own. The large garden to the rear offers lots of possibilities for further landscaping with patio areas, decking and lawn. A wonderful space for relaxing or entertaining. The location offers easy access to local amenities, Telford Town Centre is just a ten minute drive away and there is excellent connectivity to the national road and rail network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Tenure Freehold **Council tax** Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 8th May 2025