



Birchfield Way, Lawley, Telford

£258,000



 4  2  1

Freehold | EPC rating: TBC

- Four-bedroom, three-storey townhouse
- Private enclosed rear garden
- Easy access to the A442 and M54
- Spacious kitchen/living area
- Garage and allocated parking
- Close to local shops and schools

Belvoir

Property is personal

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Description

Four-Bedroom Townhouse in Birchfield Way, Lawley

Situated in a popular residential area of Lawley, this well-presented four-bedroom, three-storey property offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families.

The ground floor features a welcoming entrance hallway leading through to a generous kitchen/living area, providing a practical and sociable space for everyday family life. There is also convenient access to the rear garden.

To the first floor are two bedrooms, along with a bathroom, while the second floor provides two further bedrooms and an additional bathroom, offering excellent flexibility for family members, guests or those working from home.

Outside, the property benefits from a private, enclosed rear garden with a combination of lawn and a decked seating area, creating an attractive space for outdoor dining and relaxation. A rear gate provides access to the garage and allocated parking space, adding further convenience.

The property is ideally positioned for access to a range of local amenities, including shops and schools. For commuters, there are excellent transport links, with the A442 and M54 both just a short drive away, providing convenient connections to Telford and the wider area.

An excellent opportunity to acquire a spacious three-storey family home in a convenient and well-connected location.

Freehold / Council Tax Band D / EPC TBC

Floorplan



Rooms

Hallway

2.02m x 1.5m (6'7" x 4'11")

Kitchen/Living Room

8.85m x 3.8m (29'0" x 12'6")

WC

1.84m x 1.04m (6'0" x 3'5")

First Floor Landing

5.36m x 1.9m (17'7" x 6'2")

Bedroom Two

3.33m x 2.99m (10'11" x 9'10")

Bedroom Three

3.26m x 2.87m (10'8" x 9'5")

Bedroom Four

3.32m x 1.79m (10'11" x 5'11")

Second Floor Landing

1.3m x 1.2m (4'4" x 3'11")

Bedroom One

5.88m x 3.17m (19'4" x 10'5")

Ensuite

2.78m x 1.5m (9'1" x 4'11")

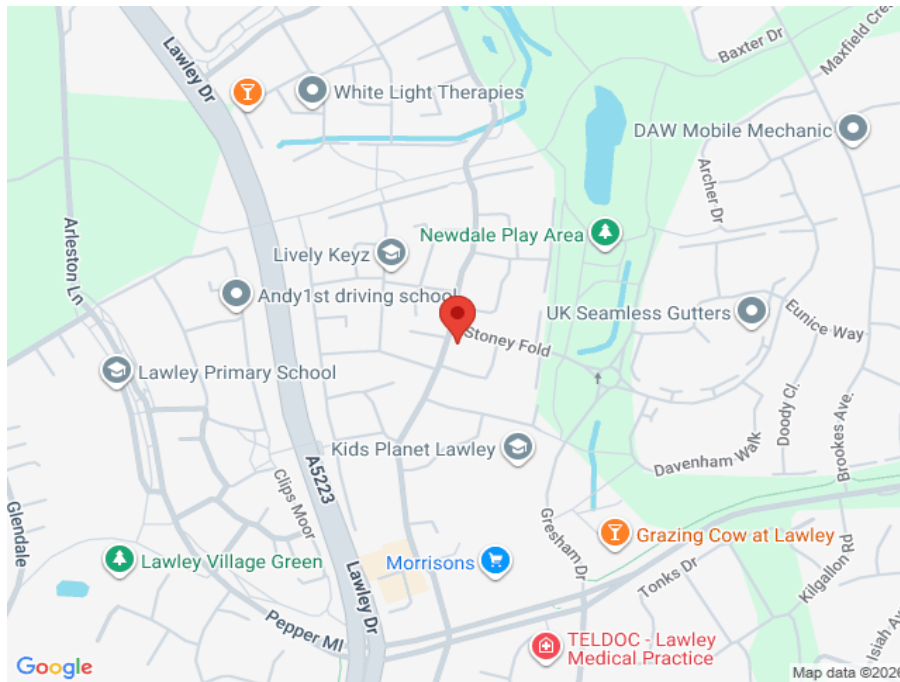
Garage

5.22m x 2.49m (17'1" x 8'2")

Photographs



Map



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.