



Birchfield Way, Lawley, Telford



3



2



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£235,000

- ***No upward chain***
- Three-bedroom semi-detached property
- Principal bedroom with en-suite
- Spacious living room
- Garage & driveway
- Easy access to the M54
- Freehold
- EPC rating C

Because property is personal with...

Belvoir



Birchfield Way, Lawley, Telford Situated in the popular residential area of Lawley, this well-presented semi-detached property **being sold with no upward chain**, offers spacious and versatile accommodation arranged over two floors, together with excellent parking, a garage and a private enclosed rear garden. The ground floor briefly comprises an entrance hallway, a bright and comfortable living room, a fitted kitchen and a convenient WC. To the first floor are **three bedrooms**, including a principal bedroom with its own en-suite shower room, along with a family bathroom and landing. Externally, the property benefits from a **private enclosed rear garden**, providing an attractive and secure outdoor space for relaxation and entertaining. A gate provides access through to the driveway, which is situated to the side of the property and offers **parking for multiple vehicles**. At the end of the driveway is a detached garage, which benefits from a power supply and provides useful additional storage or workspace. The property is conveniently located **close to a range of local shops, schools and other everyday amenities**, making it an ideal choice for families and professionals alike. For commuters, the property also enjoys **excellent transport links**, with the M54 motorway just a short drive away, providing convenient access towards Telford, Shrewsbury and the wider motorway network. Approximate total accommodation: 866 sq ft (80.6 sq m). A viewing is highly recommended to appreciate the accommodation; outside space and convenient location this property has to offer. **Freehold / Council Tax Band B / EPC C Property management fee approx. £21.67 a month as advised the vendor - Management Company: Bournville Village Trust**



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.

Hallway 2.43m x 1.16m (8'0" x 3'10")

WC 1.66m x 0.91m (5'5" x 3'0")

Living Room 4.31m x 3.68m (14'1" x 12'1")

Kitchen/Diner 4.64m x 2.66m (15'2" x 8'8")

Landing 1.8m x 1.78m (5'11" x 5'10")

Bedroom One 2.94m x 2.88m (9'7" x 9'5")

Ensuite 1.7m x 1.59m (5'7" x 5'2")



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

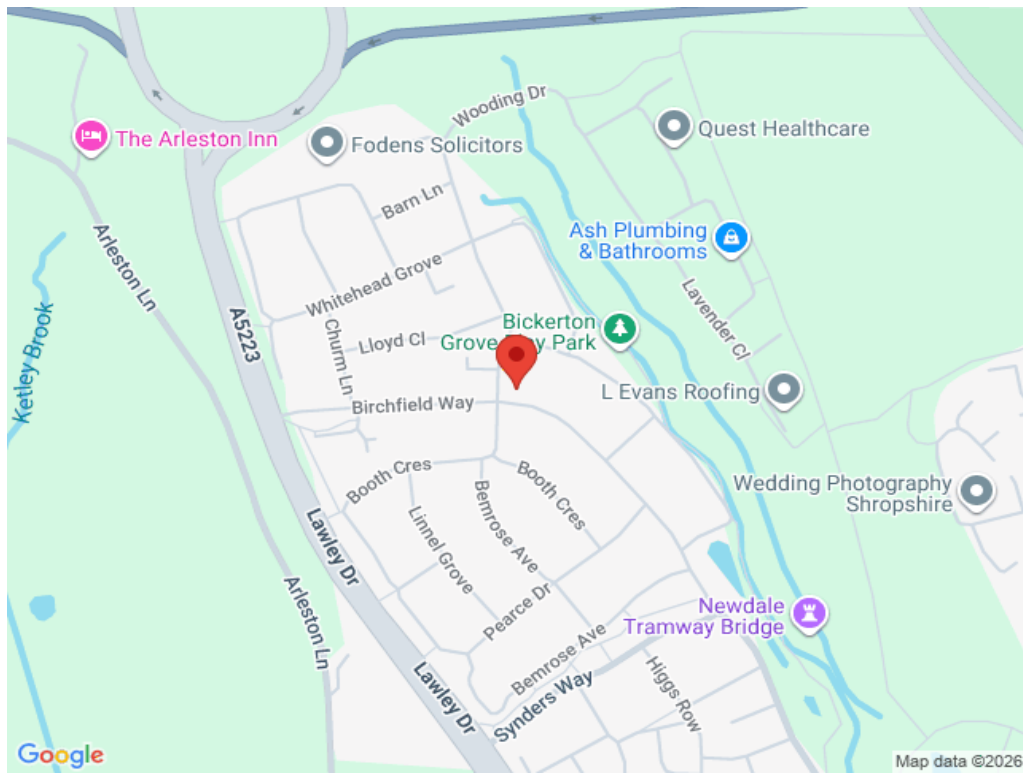
Belvoir
Property is personal

Approximate total area⁽¹⁾
866 ft²
80.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



QR CODES – Material Information and Virtual Tour

