



12 BIRBECK DRIVE

MADELEY | TELFORD | SHROPSHIRE | TF7 5TP



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 for first time buyers, downsizers or investors.

Asking Price £180,000



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

DESCRIPTION

Located in the popular residential area of Madeley, this well-presented two-bedroom end-terrace property is offered with no upward chain and provides comfortable and practical accommodation throughout, making it an excellent first-time buy or investment opportunity.

The ground floor comprises an entrance hallway leading into a spacious living room, featuring a distinctive spiral staircase and patio doors opening onto the rear garden, allowing plenty of natural light into the space. Adjacent to the living area is a modern fitted kitchen offering a range of wall and base units, integrated cooking appliances and useful worktop space.



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 (5.13m x 3.86m)

KITCHEN

7'10 x 7'9 (2.39m x 2.36m)

FIRST FLOOR



BEDROOM ONE
12'8 x 9 (3.86m x 2.74m)

BEDROOM TWO
12'8 x 7'10 (3.86m x 2.39m)

BATHROOM

EXTERNAL

GARAGE
16'7 x 8'4 (5.05m x 2.54m)

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 £36 (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.

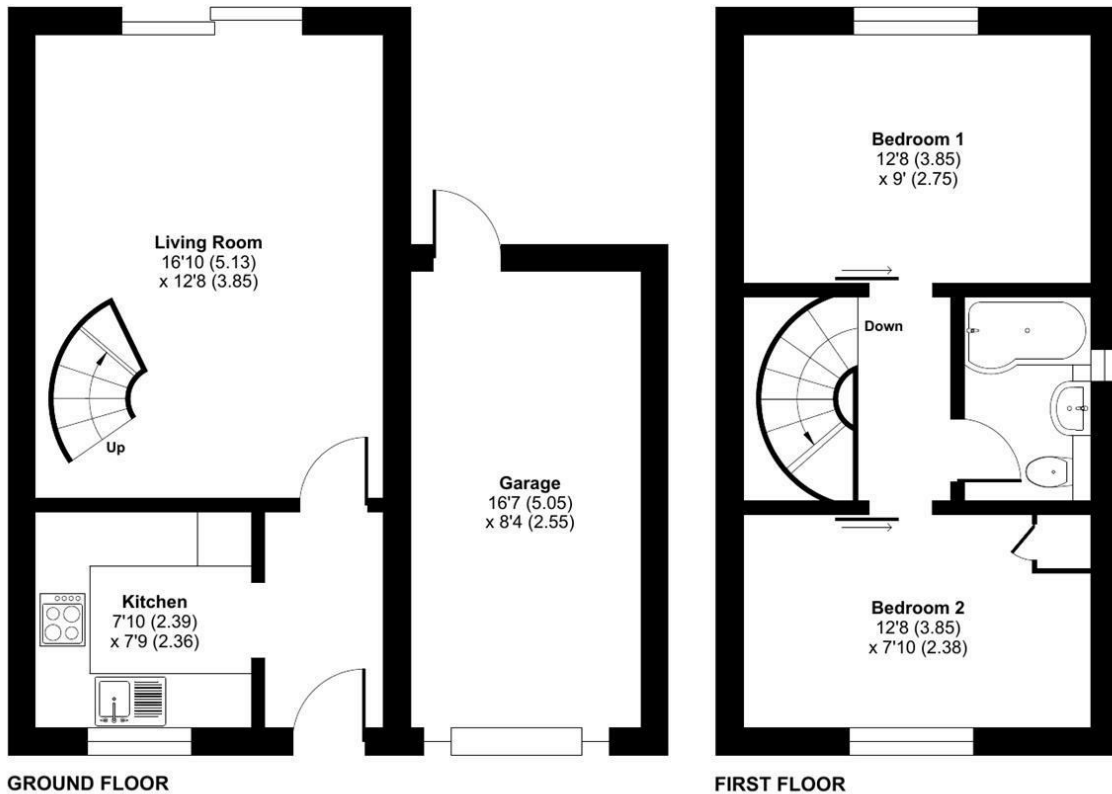


Approximate Area = 636 sq ft / 59.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 775 sq ft / 72 sq m

For identification only - Not to scale



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



TELFORD SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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