



Birchfield Way, Lawley Village, Telford

£260,000 Freehold

3 bedroom semi-detached house for sale

Description

Modern three-bedroom, semi-detached home arranged over three floors and built in 2018. The impressive master suite spans the top level and enjoys a private En-suite and dedicated dressing room, offering an ideal retreat.

On the ground floor there is a modern kitchen/diner, downstairs wc and lounge, to the 1st floor are bedrooms 2 & 3 complemented by the family bathroom.

The garden is mainly laid to lawn with 2 patio areas and side gate giving access to the garage and driveway, with double glazing and central heating throughout.

The area benefits from a wide range of local amenities such as medical practices, supermarkets, a retail park, dental services, a gym, retail outlets, and public houses, along with convenient access to the M54.

£20 per month is payable to the Bournville Village Trust in regards to the upkeep of the communal areas on the development.

Council Tax Band: C

Tenure: Freehold

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Parking options: Driveway, EV Charging, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden



Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure

Freehold

165 Birchfield Way, Telford, TF3 5HQ
For Guidance Purposes Only





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-) 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		Very environmentally friendly - lower CO ₂ emissions (92-) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	81	92	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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