



# Birchfield Way, Lawley Village, Telford

£255,000 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.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, on all buyers once an offer is accepted on a property. We use Idenfo Direct UK to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per



buyer will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.

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

Viewing by appointment only  
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