



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
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			
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 (CO ₂) emissions	
England & Wales		EU Directive 2002/91/EC	

Viewing by appointment only

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