





# Birchfield Way, Telford

£270,000 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-)
A			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			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
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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