



Birchfield Way, Lawley, Telford



£260,000

- Four-bedroom, three-storey townhouse
- Spacious kitchen/living area
- Private enclosed rear garden
- Garage and allocated parking
- Easy access to the A442 and M54
- Close to local shops and schools
- Freehold
- EPC rating TBC

Because property is personal with...

Belvoir



Four-Bedroom Townhouse in Birchfield Way, Lawley

Situated in a popular residential area of Lawley, this well-presented four-bedroom, three-storey property offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families.

The ground floor features a welcoming entrance hallway leading through to a generous kitchen/living area, providing a practical and sociable space for everyday family life. There is also convenient access to the rear garden.

To the first floor are two bedrooms, along with a bathroom, while the second floor provides two further bedrooms and an additional bathroom, offering excellent flexibility for family members, guests or those working from home.

Outside, the property benefits from a private, enclosed rear garden with a combination of lawn and a decked seating area, creating an attractive space for outdoor dining and relaxation. A rear gate provides access to the garage and allocated parking space, adding further convenience.

The property is ideally positioned for access to a range of local amenities, including shops and schools. For commuters, there are excellent transport links, with the A442 and M54 both just a short drive away, providing convenient connections to Telford and the wider area.

An excellent opportunity to acquire a spacious three-storey family home in a convenient and well-connected location.

FREEHOLD / COUNCIL TAX BAND D / EPC TBC / BOURNVILLE VILLAGE TRUST MANGMENT ADVISED BY VENDORS FOR £292 PER YEAR.



AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

 Ground Floor	 Floor 1	Belvoir Property is personal
 Floor 2		Approximate total area⁽¹⁾ 1268 ft² 117.7 m² Reduced headroom 18 ft² 1.7 m² (1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

Room Sizes

Hallway 2.02m x 1.5m (6'7" x 4'11")	Bedroom Three 3.26m x 2.87m (10'8" x 9'5")
Kitchen/Living Room 8.85m x 3.8m (29'0" x 12'6")	Bedroom Four 3.32m x 1.79m (10'11" x 5'11")
WC 1.84m x 1.04m (6'0" x 3'5")	Second Floor Landing 1.3m x 1.2m (4'4" x 3'11")
First Floor Landing 5.36m x 1.9m (17'7" x 6'2")	Bedroom One 5.88m x 3.17m (19'4" x 10'5")
Bedroom Two 3.33m x 2.99m (10'11" x 9'10")	Ensuite 2.78m x 1.5m (9'1" x 4'11")
	Garage 5.22m x 2.49m (17'1" x 8'2")

QR Codes



[Material Information Report](#)

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Belvoir Telford

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