DAVIES WHITE PERRY
ESTABLISHED 1806

ESTATE AGENTS
www.davieswhiteperry.co.uk

NEWPORT OFFICE
E: newport@davieswhiteperry.co.uk
T: 01952 811003

SHIFNAL OFFICE
E: shifnal@davieswhiteperry.co.uk
T: 01952 460523









106 Birchfield Way,
Telford,
TF3 5HP

£245,000

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An attractive and well-presented three-bedroom end-terraced home, offering spacious and well-arranged accommodation throughout. The property benefits from a welcoming entrance hallway with a convenient cloakroom, leading into a bright and comfortable lounge featuring double-aspect windows. To the rear, there is a spacious kitchen diner with a range of integrated appliances and French doors opening directly onto the rear garden.

To the first floor, the master bedroom benefits from built-in wardrobes and an en-suite bathroom, alongside two further double bedrooms and a family bathroom.

Externally, the property enjoys a pleasant rear garden comprising a patio seating area and a lawn, enclosed by a walled boundary. A side gate provides access to the single garage and additional parking.

Lawley is a vibrant and well-connected location, with an array of sought-after amenities nearby. Residents can enjoy strolls through the local parks, visits to community cafés, and shopping at the village centre, all within walking distance. Excellent primary and secondary schools make the area a favourite among families, while nearby Telford offers a broader selection of leisure, retail, and dining options. With easy access to the M54, commuters will appreciate swift links to both Shrewsbury and Birmingham.

ENTRANCE HALLWAY
A composite front door leads into the entrance hallway.



CLOAKROOM
A pedestal wash hand basin, low-level WC, tiled splashback, laminate flooring and extractor fan.



LOUNGE
13'11" x 11'4" (4.26 x 3.46)
A spacious lounge with double aspect windows.



KITCHEN DINER
14'11" x 11'8" (4.55 x 3.58)
Fitted with a range of white gloss wall and base units, complemented by wood-effect worktops and tiled splashbacks. Features include a stainless steel sink with drainer and mixer tap, integrated electric oven and gas hob with extractor hood above, integrated dishwasher and washing machine, and space for a fridge freezer. The dining area benefits from a decorative panelled feature wall, inset ceiling spotlights and wood-effect flooring and French doors opening onto the rear garden.



FIRST FLOOR
Featuring an airing cupboard housing the boiler, along with a loft hatch providing access to the loft, which is fitted with a ladder and boarded for additional storage.



MASTER BEDROOM
9'8" x 9'6" (2.96 x 2.90)
With triple built in wardrobes.



ENSUITE
4'4" x 10'4" (1.34 x 3.16)
Comprising of a single shower enclosure with chrome shower fittings and tiled surrounds, a pedestal wash hand basin and low-level WC. Further benefits include a chrome heated towel rail, laminate flooring and extractor fan.



BEDROOM TWO
8'4" x 7'7" (2.55 x 2.33)
A double bedroom overlooking the rear garden.



BEDROOM THREE
6'11" x 6'10" (2.12 x 2.10)
A single bedroom overlooking the front of the property.



FAMILY BATHROOM
7'3" z 6'3" (2.21 z 1.92)
A panelled bath with a Mira shower over and fitted shower screen, tiled surrounds, a pedestal wash hand basin with tiled splashback and low-level WC. Further features include a chrome heated towel rail, wall-mounted mirrored cabinet, inset ceiling spotlights and extractor fan.



REAR GARDEN
A paved patio area leads onto a lawned garden, complemented by raised planter beds, a further patio seating area and established shrub borders. A side gate provides access to the driveway and garage.



SINGLE GARAGE
A single garage with an alarm system and parking outside.



OUTSIDE
Outside the front of the property there is wall with an iron fence with a pathway leading to the front door.

AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band B (currently £1,686.89 for the year 2026/2027).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Good, Three Good, Vodafone Good

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Single garage with parking.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

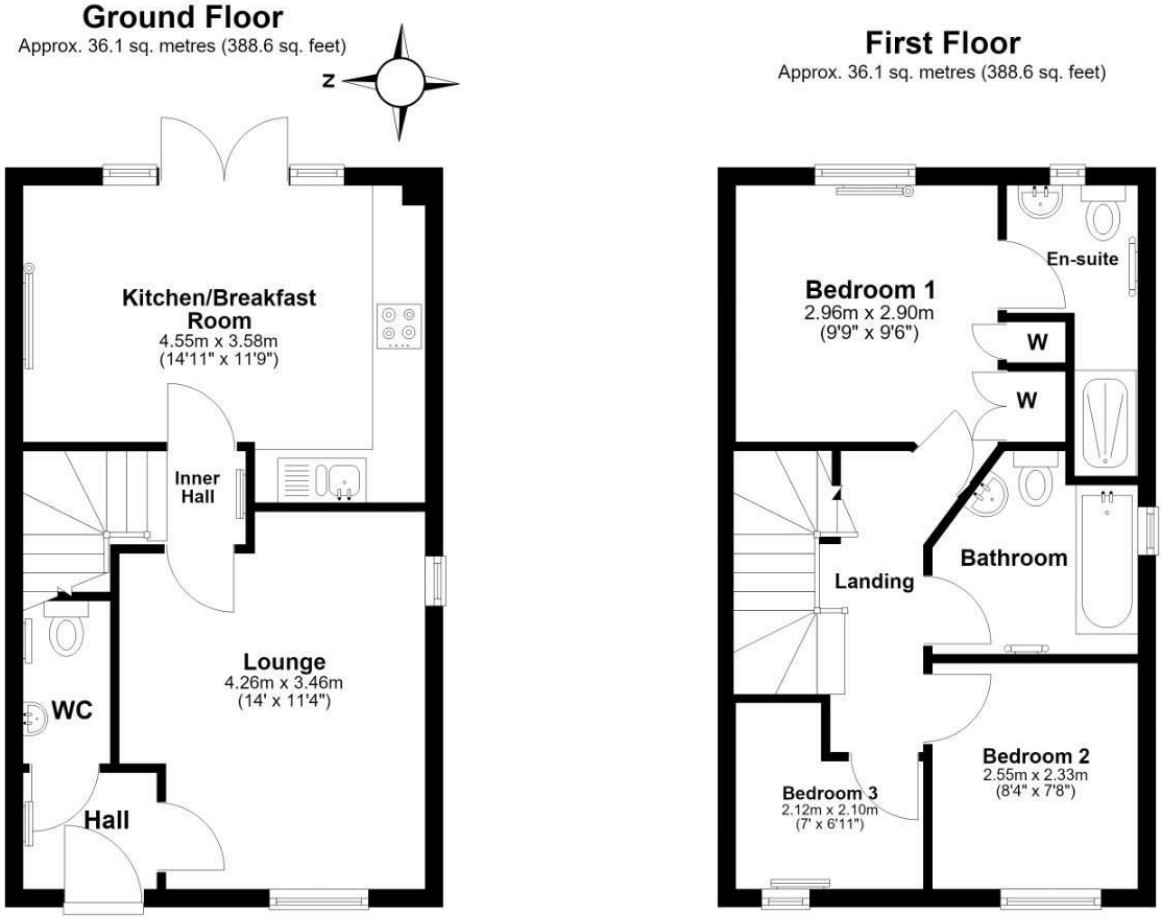
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport office on 01952 811003 or email us at newport@davieswhiteperry.co.uk.

DIRECTIONS: From our offices in Newport High Street, turn right onto Wellington Road, follow the A518 to Trench Lock. At the round about take the third exit onto Trench Lock, continue onto Haybridge Road, at the round about take the first exit onto Whitchurch Drive A5223. At the next roundabout take the second exit and continue on the A5223. At the Dingle interchange take the third exit onto Dawley Drive A5223, turn left onto Synders Way, then turn right on Birchfield Way, the property is on the left hand side and can be identified with a For Sale sign.

Ground Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



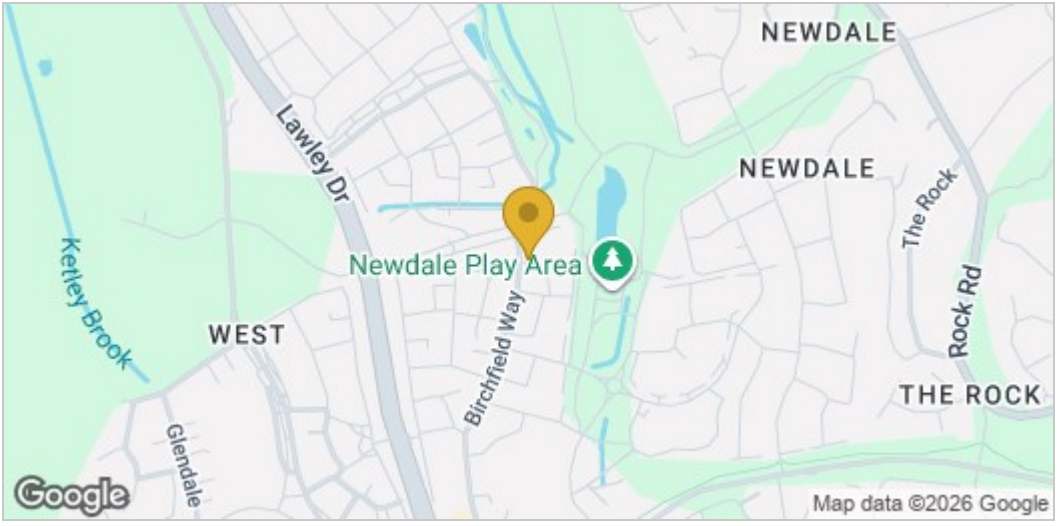
First Floor

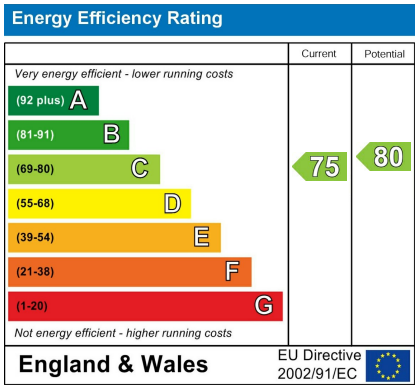
Approx. 36.1 sq. metres (388.6 sq. feet)

Total area: approx. 72.2 sq. metres (777.2 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions, positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

106 Birchfield Way, Lawley, Telford





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.