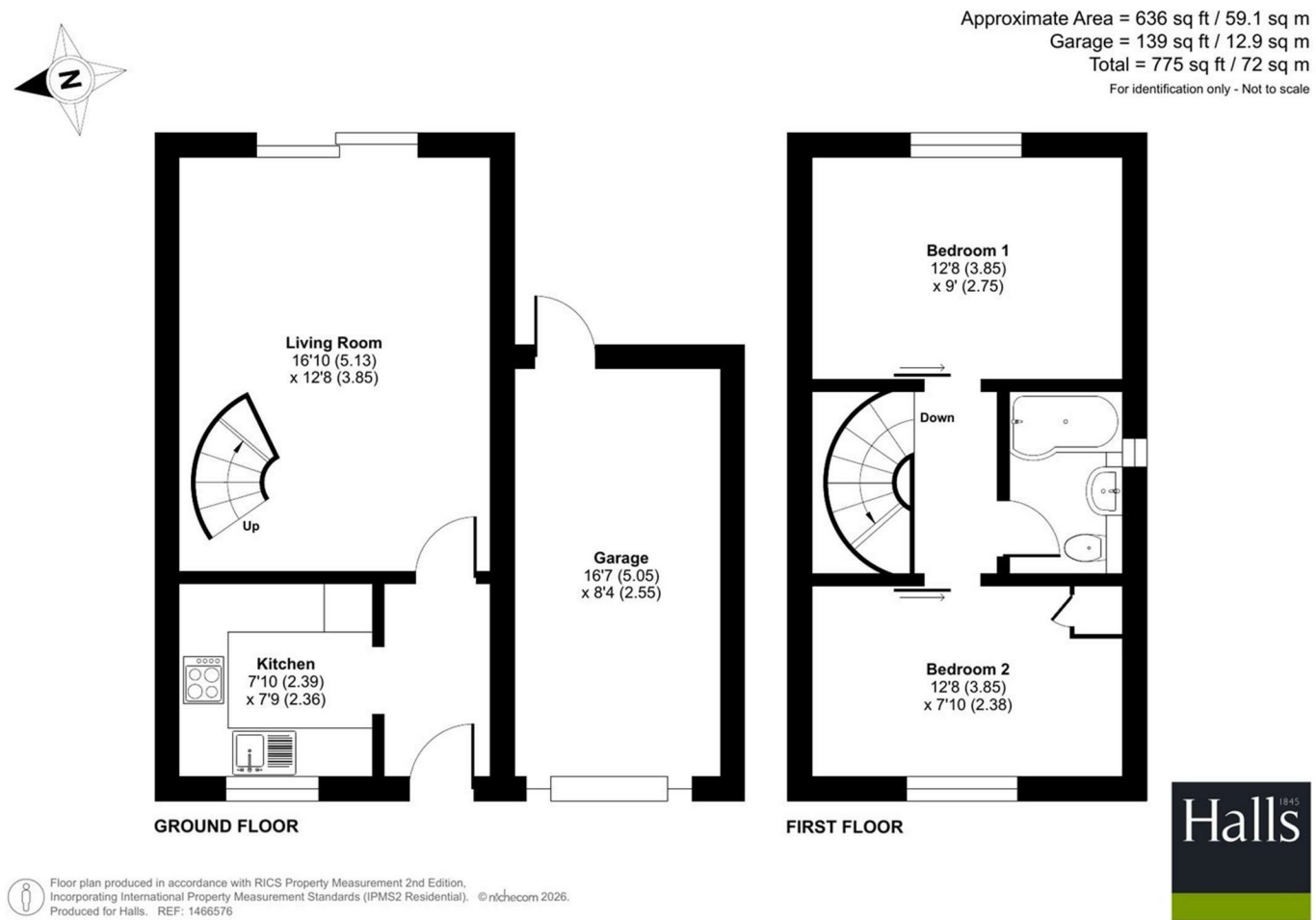


FOR SALE

12 Birbeck Drive, Madeley, Telford, TF7 5TP



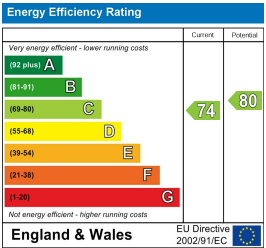
FOR SALE

Offers in the region of £185,000

12 Birbeck Drive, Madeley, Telford, TF7 5TP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented two-bedroom end-terrace home situated in the popular residential area of Madeley, Telford. The property offers spacious accommodation including a bright living room with feature spiral staircase, modern fitted kitchen, two double bedrooms and a family bathroom. Externally, there is an enclosed rear garden and the added benefit of a single garage, making this an ideal first-time purchase or investment opportunity.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


1 Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/s





- Driveway & Garage
- Two Double Bedrooms
- NO UPWARD CHAIN
- Enclosed rear garden
- Well-Presented Throughout
- Convenient Access to Local Amenities

DESCRIPTION

Located in the popular residential area of Madeley, this well-presented two-bedroom end-terrace property is offered with no upward chain and provides comfortable and practical accommodation throughout, making it an excellent first-time buy or investment opportunity.

The ground floor comprises an entrance hallway leading into a spacious living room, featuring a distinctive spiral staircase and patio doors opening onto the rear garden, allowing plenty of natural light into the space. Adjacent to the living area is a modern fitted kitchen offering a range of wall and base units, integrated cooking appliances and useful worktop space.

To the first floor are two generously sized bedrooms together with a family bathroom fitted with a three-piece suite including bath with shower over, wash basin and WC.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, along with a single garage providing additional storage or off-road parking.

Conveniently positioned for local schools, amenities and transport connections, this property offers a great balance of space, convenience and affordability.

LOCATION

Birbeck Drive is conveniently situated within the established residential area of Madeley, offering easy access to a range of local amenities including shops, supermarkets, schools and leisure facilities. The property is well placed for commuters, with excellent transport links to Telford Town Centre, the M54 motorway and nearby railway stations. The historic Ironbridge Gorge and surrounding countryside are also within easy reach, providing a variety of recreational and outdoor pursuits.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER
16'10 x 12'8

KITCHEN
7'10 x 7'9

FIRST FLOOR

BEDROOM ONE
12'8 x 9

BEDROOM TWO
12'8 x 7'10

BATHROOM

EXTERNAL

GARAGE
16'7 x 8'4

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

TENURE AND POSSESSION
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.