



Helping *you* move



## 89 Hills Lane Drive, Madeley

For sale via the Modern Method of Auction – this three bedroomed semi-detached house is located on a popular road within Madeley, convenient for local shops, schools and amenities.

Starting Bid

**£100,000**



# 89 Hills Lane Drive, Madeley, Telford, Shropshire, TF7 4BX

## Overview

- Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation fee payable
- T's & C's apply
- Semi-Detached House
- Kitchen / Diner, Lounge
- Three Bedrooms, Bathroom
- Gardens front and rear
- No Upward Chain
- Gas CH, Double Glazing
- Freehold, EPC D, Council Tax A



## Auction Details

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Brief Description

This three bedroomed semi-detached house is entered from the front, having a tiled hallway with stairs to the first floor. To the left hand side is the generous lounge with feature fireplace housing a coal effect gas fire (not tested). To the rear of the house is a full width kitchen/diner, fitted with a range of base and wall mounted cupboards and drawers, having space and plumbing provision for a washing machine, space for an upright fridge freezer and space for a freestanding slimline cooker. The gas boiler is located on the wall towards the end of the room. Sliding patio doors open from the dining area to the rear garden, with a further two windows affording plenty of light to the room.

To the first floor are two generous double bedrooms, one with a storage / airing cupboard housing the hot water cylinder. The third bedroom is also a good sized single, with the overstairs bulkhead having a useful wardrobe cupboard built over part of it. The family bathroom is fully tiled, with a three piece suite, including an electric shower over the bath.

Elevated from the road, the property is approached by foot over a shared pedestrian pathway (shared with number 91), with a terraced garden set behind a retaining wall. A timber gate to the side of the property opens to the fully enclosed rear terraced garden, which enjoys a very private feel, having plenty of patio seating space and flower beds. There is a useful brick/block outhouse for storage.

#### Location

Situated in the established residential locality of Madeley, being served by a range of shops, schools and leisure facilities. The UNESCO World Heritage site of Ironbridge Gorge is approximately 1.5 miles distant. An excellent road network links the property to all parts of the Telford area, including the comprehensive range of shopping and leisure facilities at Telford Town Centre.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A.

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

Entering the Cuckoo Oak Roundabout from the A4619 to the east, take the first exit onto Bridgnorth Road. Take the first turning on the right into Queen Street, then the first turning on the left into Hills Lane Drive (at the junction with the shops). Follow the road around to the right, where the property can be found on the left hand side (after the junction with Mounts Close).

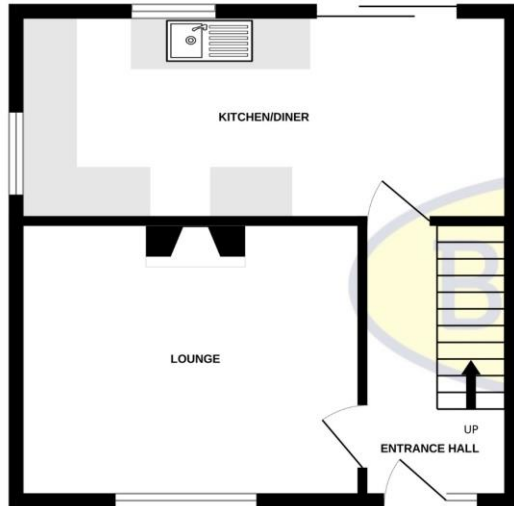
#### METHOD OF SALE

Modern Method of Auction.

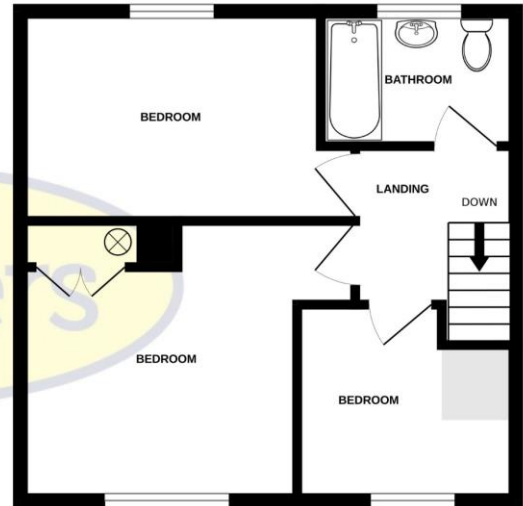
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**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.  
Made with Metropix ©2025



All measurements quoted are approximate:

**LOUNGE** 13' 9" x 11' 2" (4.19m x 3.4m)

**KITCHEN / DINER** 19' 10" x 8' 5" (6.05m x 2.57m)

**BEDROOM ONE** 11' 4" x 11' 0" (3.45m x 3.35m)

**BEDROOM TWO** 11' 9" x 8' 6" (3.58m x 2.59m)

**L-SHAPED BEDROOM THREE** 8' 9" max (5' 5" min) x 7' 11" max (3' 0" min) (2.67m x 2.41m)

**BATHROOM** 7' 10" x 5' 6" (2.39m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.