



Helping *you* move



117 Hills Lane Drive, Madeley

A three bedroomed semi-detached house located on a popular road within Madeley, convenient for local shops, schools and amenities. Considered ideal for First Time Buyers.

Offers in the Region of

£149,950

117 Hills Lane Drive, Madeley, Telford, Shropshire, TF7 4BY

Overview

- Semi-Detached House
- Kitchen / Diner
- Lounge
- Three Bedrooms
- Bathroom
- Gardens front and rear
- No Upward Chain
- Gas CH, Double Glazing
- Freehold
- EPC C, Council Tax A



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.

Brief Description

The property welcomes you with an entrance hallway featuring a staircase rising to the first floor and access through to both the living room and the open-plan kitchen/diner.

The living room enjoys a bright, airy atmosphere. The open-plan kitchen/diner to the rear offers an extensive range of base and wall units, ample space for appliances, and a UPVC double-glazed door opening out to the side.

Upstairs, the first-floor landing leads to three bedrooms and a bathroom/WC. Two of the bedrooms are generous doubles, while the bathroom is fitted with a modern white three piece suite.



The property sits elevated from the road; a dropped kerb provides access to the parking space at the front with adjacent garden laid to lawn with a paved footpath, along with a pedestrian gate providing access to the side and rear.

The rear garden offers a spacious paved patio and a lawn—ideal for outdoor dining or relaxation. The property benefits from gas central heating.

The property also benefits from both gas and electrical safety certificates.



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

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.

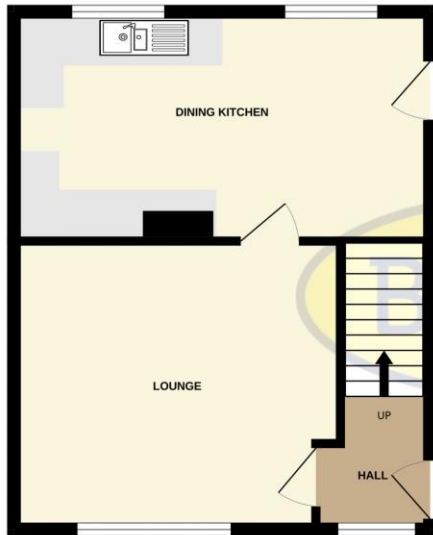
METHOD OF SALE

For Sale By Private Treaty.

WE39771.260226

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



1ST FLOOR



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All measurements quoted are approximate:

LOUNGE 12' 11" x 12' 6" (3.94m x 3.81m)

KITCHEN / DINER 15' 10" x 10' 0" (4.83m x 3.05m)

BEDROOM ONE 12' 6" x 8' 9" (3.81m x 2.67m)

BEDROOM TWO 8' 7" x 7' 9" (2.62m x 2.36m)

BEDROOM THREE 9' 7" x 7' 1" (2.92m x 2.16m)

BATHROOM 7' 0" x 4' 7" (2.13m x 1.4m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	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

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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.