



Darby Road, Telford, TF8 7EL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale by Public Auction with our Partner Agents Nock Deighton

Auction Details:
Nock Deighton Land and Property Auction
Wednesday 30th September 2026, 6.00pm

Nock Deighton Land and Property Auction

Charming Character Cottage in the Heart of Coalbrookdale

Nestled within the historic and highly sought-after village of Coalbrookdale, this delightful two-bedroom mid-terrace cottage beautifully combines period charm with practical modern living. Full of character throughout, the property features exposed beams, traditional brick fireplaces and a cosy wood-burning stove, creating a warm and inviting atmosphere from the moment you step inside.

The ground floor opens into the sitting room which enjoys a wealth of character, centred around the attractive inglenook-style fireplace with wood burning stove. A door leads through to a kitchen breakfast room with door out to side access. To the first floor are two well-proportioned bedrooms together with a contemporary shower room.

Externally, the property benefits from a charming cottage-style garden to the front, to the rear are steps up to the garden which can also be accessed from a lane at the rear.





Key Features

Auction Guide
£140,000

Auctioneer's Note

The retaining wall for the garden at the rear of the property has collapsed against the property and will need to be rebuilt. The necessary checks should be carried out into the rebuilding of the wall and any permissions required as well as viewing the legal pack.

Location – Darby Road, Coalbrookdale

Darby Road is situated in the heart of historic Coalbrookdale, one of Shropshire's most picturesque and culturally significant locations. Famous as the birthplace of the Industrial Revolution and forming part of the UNESCO World Heritage Site of Ironbridge Gorge, the area offers a unique blend of heritage, countryside and community living. Residents enjoy immediate access to woodland walks, riverside paths and an array of local attractions including museums, cafés, traditional pubs and independent shops. The nearby towns of Ironbridge and Madeley provide a wider range of everyday amenities, schooling and leisure facilities.

Wider Area & Transport Links

Coalbrookdale is well positioned for commuting across Shropshire and the West Midlands. The property enjoys convenient access to Telford town centre, approximately 15 minutes away, where there is a comprehensive range of retail, business and recreational facilities. Telford also provides access to both rail and motorway national networks. Despite its accessibility, the area retains a tranquil semi-rural feel surrounded by beautiful countryside and the dramatic landscape of the Ironbridge Gorge.

Auction Terms

This property is offered through a traditional auction. Should you view, offer or bid your data will be shared with the Auctioneer, Sheldon Bosley Knight Auctions. The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. Please contact either Nock Deighton or Sheldon Bosley Knight Auctions for details on how to register to bid. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £420 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

Plans

Plans shown are for identification purposes only.

Tenure and Possession

The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction (please refer to the Legal Pack for further details).

Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link:

passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here: auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

Legal Documents & Additional Costs

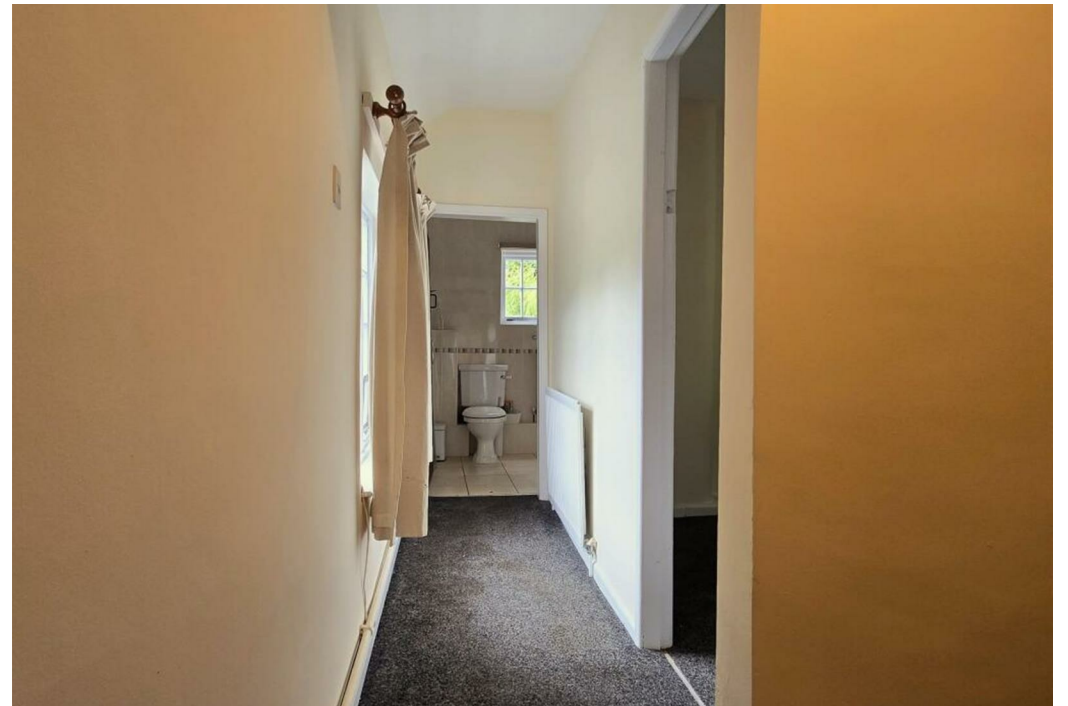
It is essential bidders check the legal documents prior to bidding and take professional advice. Special conditions of sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

Viewings

All viewings are by appointment only through Nock Deighton Ironbridge

For sale by Live Auction – viewing highly recommended.







Floorplan



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Telford & Wrekin Co-operative Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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MANAGEMENT

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.