

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

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



Offers in  
Excess of  
£180,000

Perfectly presented, Extended Three Bedroom End of Terrace Property with driveway and enclosed rear garden  
Providing approximately 83.2 sq meters ( 895.2 sq Feet ) of living space

Located within a mature residential area, with excellent access to a wealth of new and old local shops, services and amenities. Local schools include the Woodlands Primary and Nursery, Haberdashers Abraham Darby and the Madeley Academy, medical centre and Tesco superstore are all near by. Ground floor: entrance hall, lounge, excellently presented extended modern open plan and integrated kitchen/dining room area with attractive sky light windows and additional ground floor wc. First floor: Main bedroom of very good size, second bedroom also of good size with built in wardrobe and a third single bedroom. Shower room, gas central heating and double glazing.

Driveway parking suitable for a number of vehicles, decorative shale frontage, side gated access to the enclosed garden with patio, raised wooden decking area and decorative shale.

**Sales**  
**01952 641111**

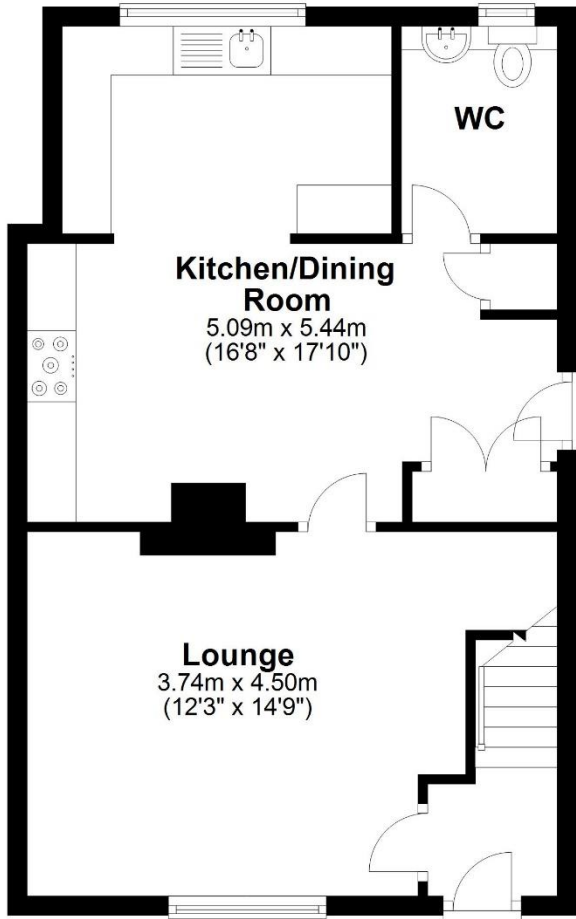
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



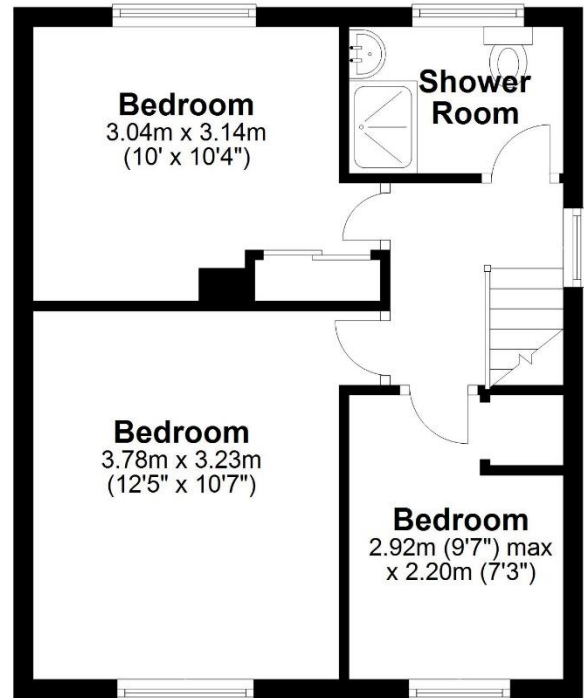
## Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.2 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band A</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

14 February 2024

