

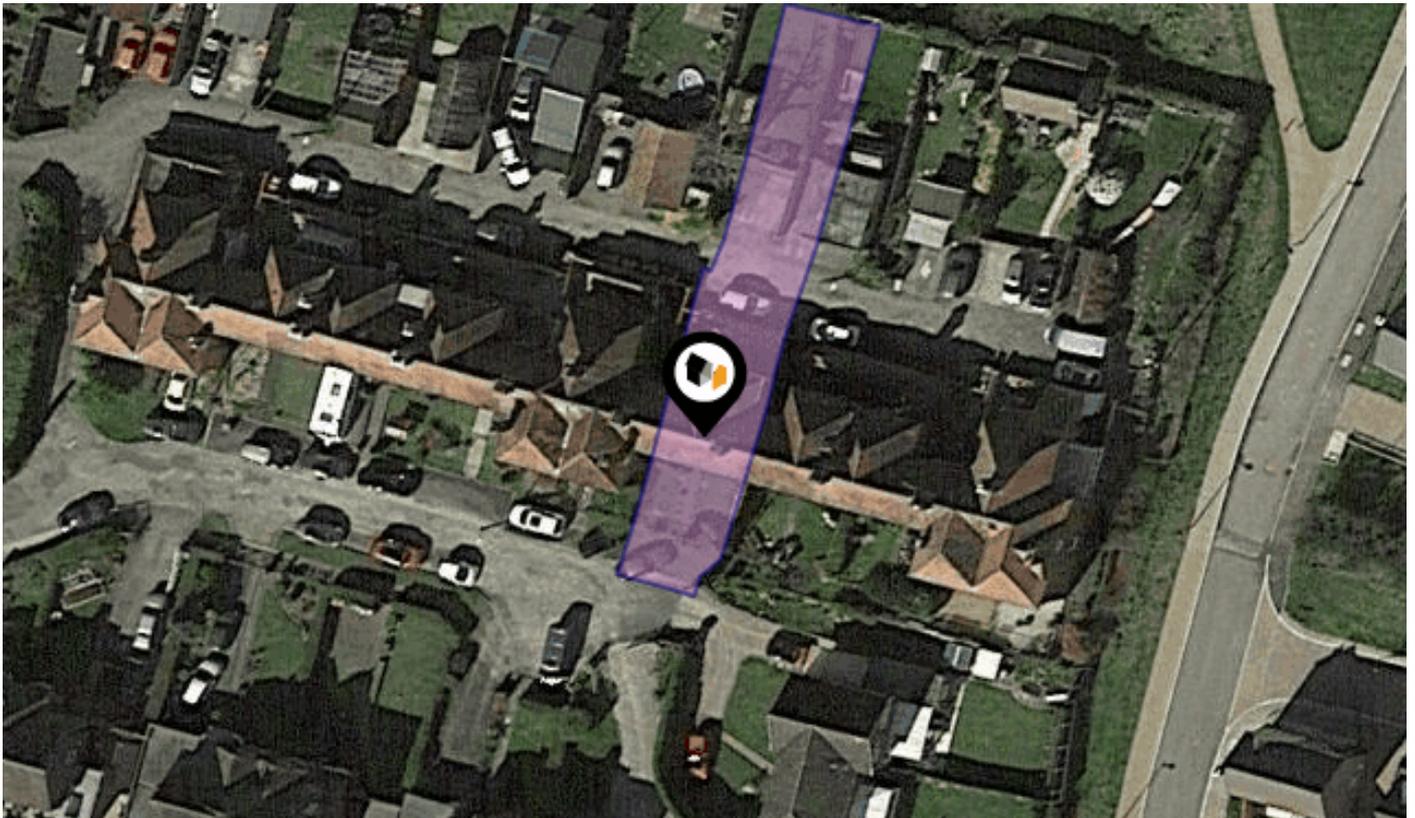


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th January 2024



MYFORD, TELFORD, TF4

Asking Price : £235,000

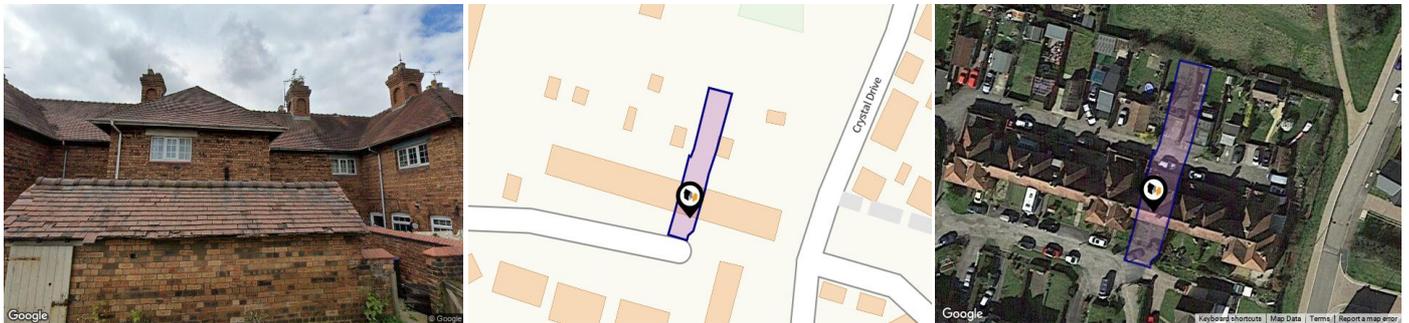
Mark Garner Powered By EXP

Telford, TF3

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exp.uk.com



Property

Type:	Terraced	Asking Price:	£235,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,467		
Title Number:	SL36824		
UPRN:	452006384		

Local Area

Local Authority:	Telford And Wrekin
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	79 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Myford, Horsehay, TELFORD, TF4

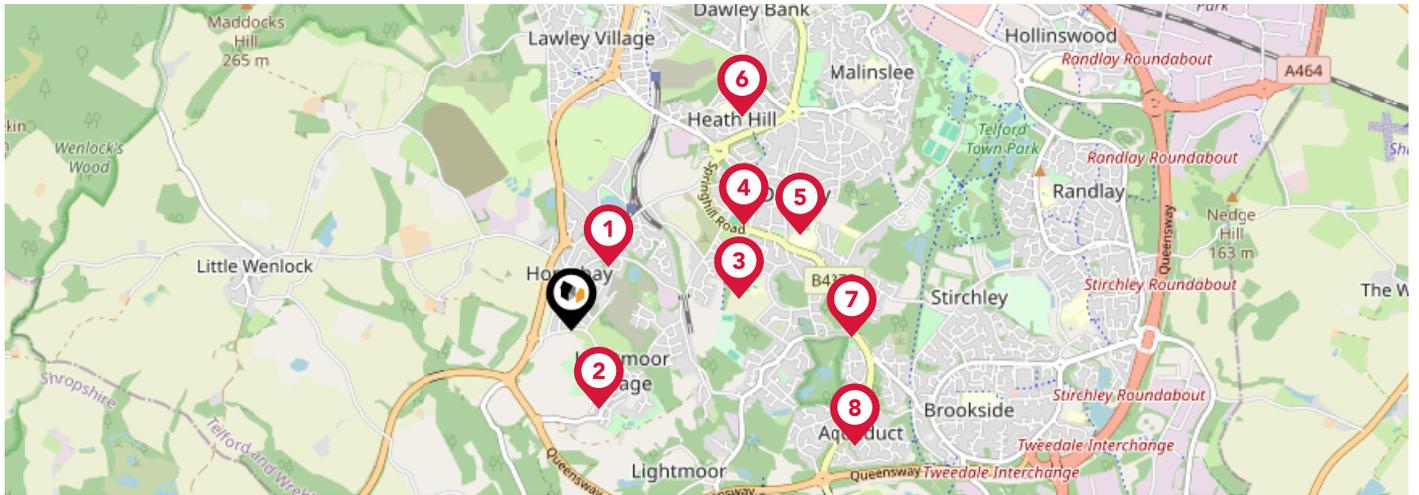
Energy rating
D

Valid until 12.11.2033

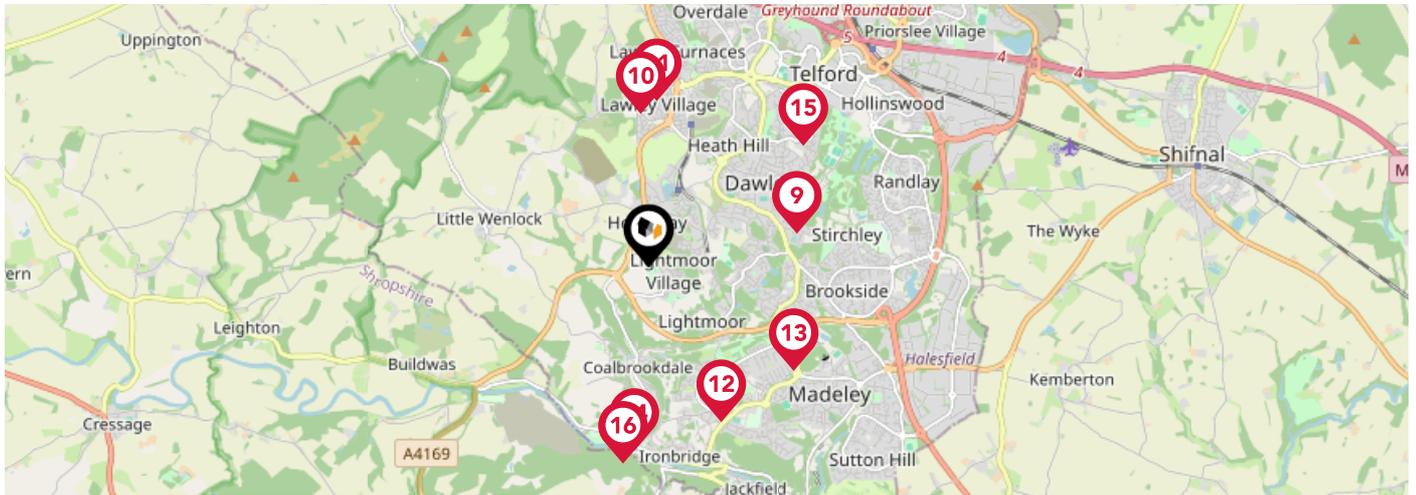
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	101 m ²



		Nursery	Primary	Secondary	College	Private
1	The Seeds School Ofsted Rating: Requires improvement Pupils: 30 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lightmoor Village Primary School Ofsted Rating: Good Pupils: 214 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Captain Webb Primary School Ofsted Rating: Good Pupils: 412 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dawley Church of England Primary Academy Ofsted Rating: Inadequate Pupils: 227 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Telford Langley School Ofsted Rating: Good Pupils: 801 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ladygrove Primary School Ofsted Rating: Good Pupils: 372 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Southall School Ofsted Rating: Good Pupils: 160 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Aqueduct Primary School Ofsted Rating: Requires Improvement Pupils: 244 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

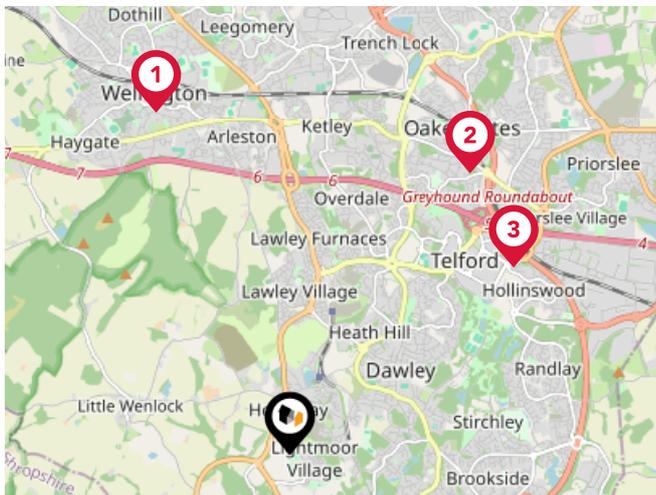


	Nursery	Primary	Secondary	College	Private
<p>9 Queensway Ofsted Rating: Good Pupils: 123 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lawley Village Academy Ofsted Rating: Good Pupils: 187 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lawley Primary School Ofsted Rating: Good Pupils: 415 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 William Reynolds Primary School Ofsted Rating: Outstanding Pupils: 473 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Madeley Academy Ofsted Rating: Good Pupils: 1188 Distance:1.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Priory Telford Ofsted Rating: Good Pupils: 2 Distance:1.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Old Park Primary School Ofsted Rating: Good Pupils: 660 Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Coalbrookdale and Ironbridge CofE Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:1.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

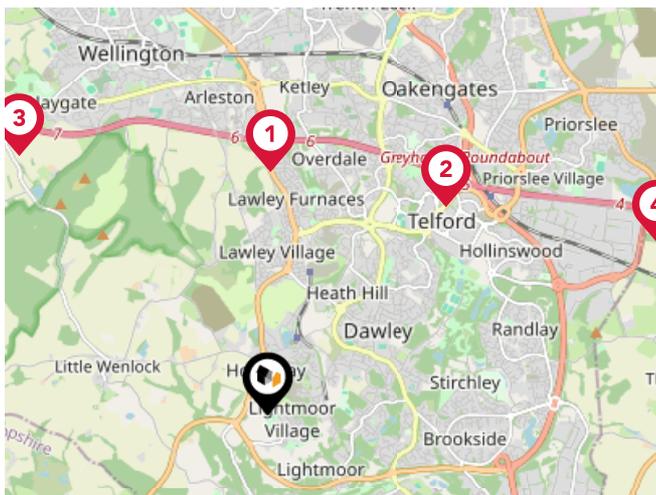
Transport (National)

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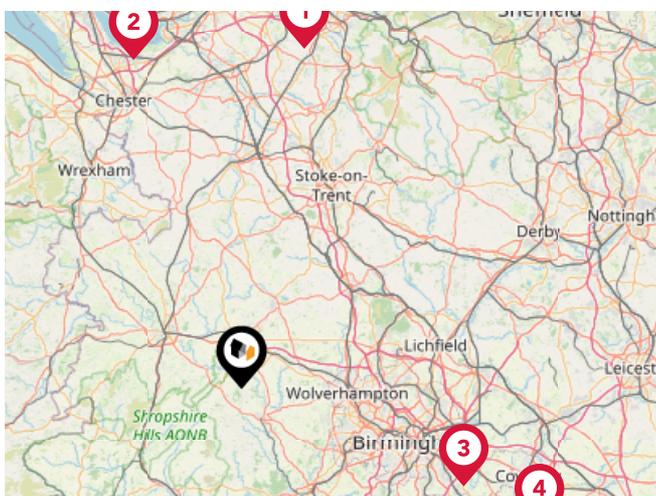
National Rail Stations

Pin	Name	Distance
1	Wellington (Shropshire) Rail Station	3.29 miles
2	Oakengates Rail Station	3 miles
3	Telford Central Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J6	2.18 miles
2	M54 J5	2.46 miles
3	M54 J7	3.21 miles
4	M54 J4	3.82 miles
5	M54 J3	7.93 miles

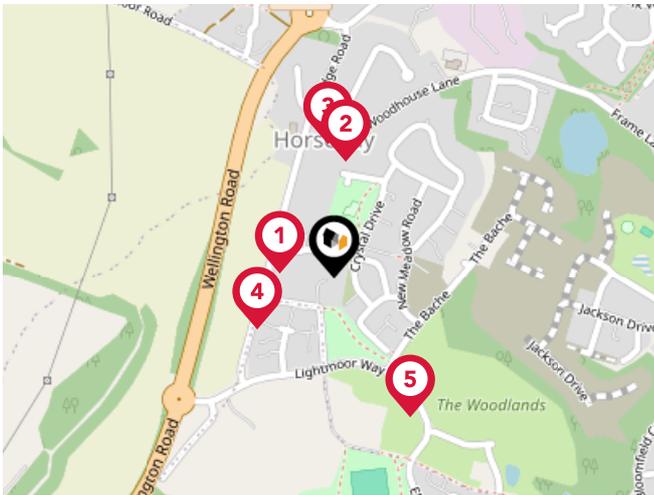


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	49.54 miles
2	Liverpool John Lennon Airport	49.51 miles
3	Birmingham International Airport	34.84 miles
4	Coventry Airport	47.14 miles

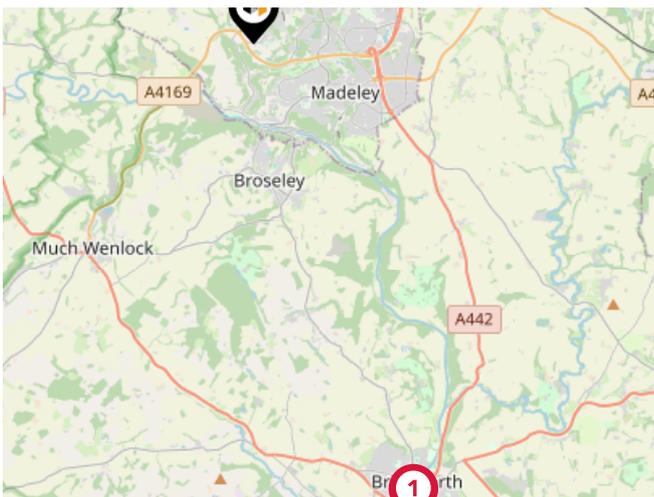
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Myford House	0.06 miles
2	Foresters Arms	0.13 miles
3	Foresters Arms	0.15 miles
4	Myford House	0.1 miles
5	Woodlands Farm	0.18 miles



Local Connections

Pin	Name	Distance
1	Bridgnorth (Severn Valley Railway)	9.17 miles

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About Us

MARK GARNER


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It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

Testimonial 1



Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2



Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3



Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4



The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accepted an offer for our house within 3 days from the day the advert appeared online. Highly recommend.



/markgarnerestateagent



/mark_b_garner/



/in/themarkgarner/

Important - Please Read

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Mark Garner Powered By EXP Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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