

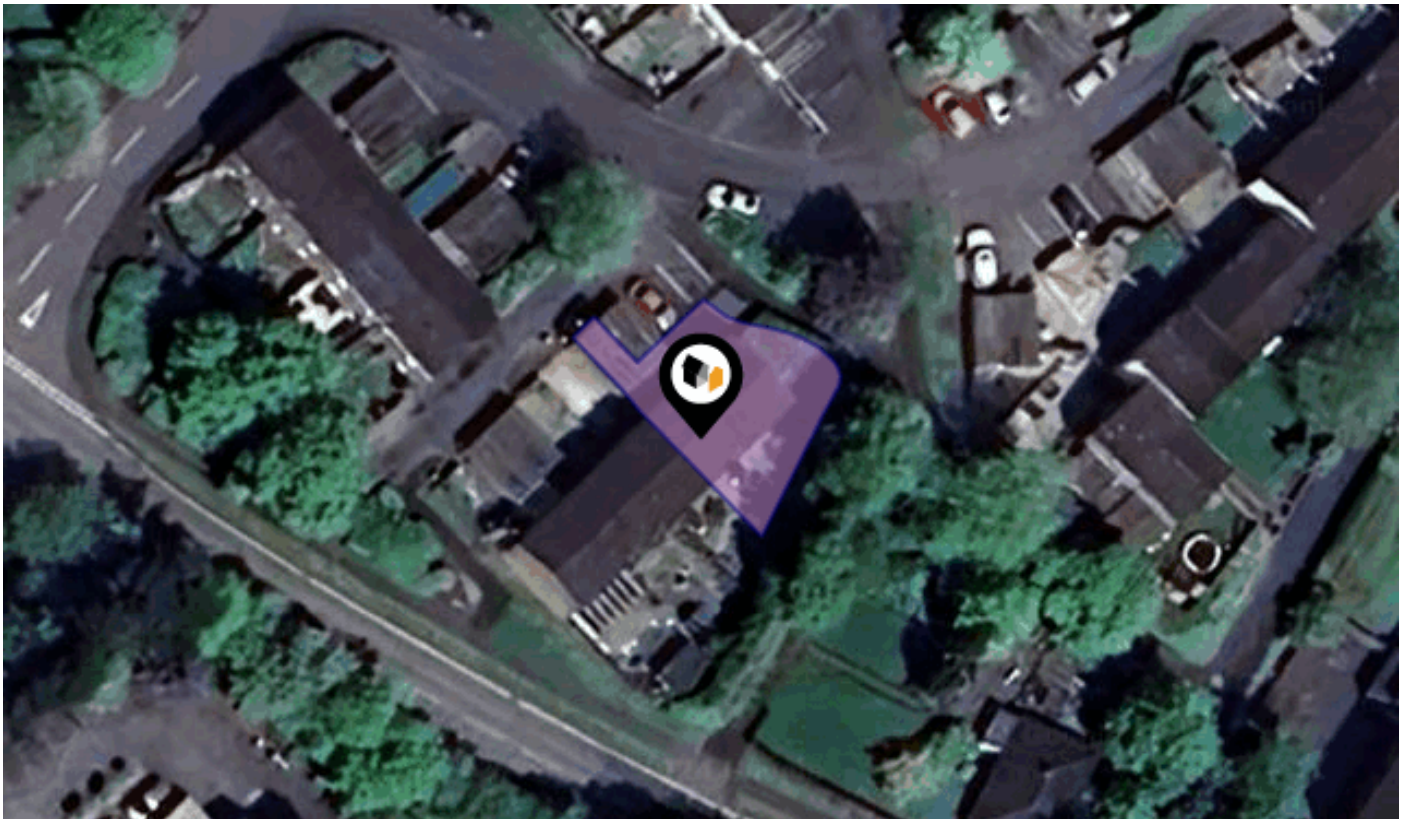


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th April 2024



CHILTERN GARDENS, DAWLEY, TELFORD, TF4

Offers Over : £130,000

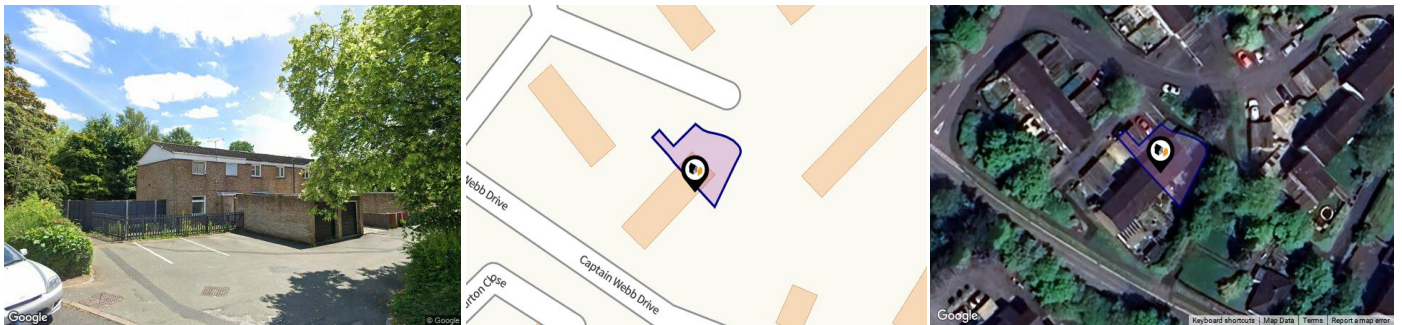
Mark Garner Powered By EXP

Telford, TF3

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exp.uk.com






Property

Type:	Terraced	Offers Over:	£130,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,358		
Title Number:	SL32359		
UPRN:	452018094		

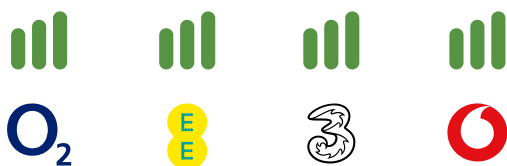
Local Area

Local Authority:	Telford and wrekin
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

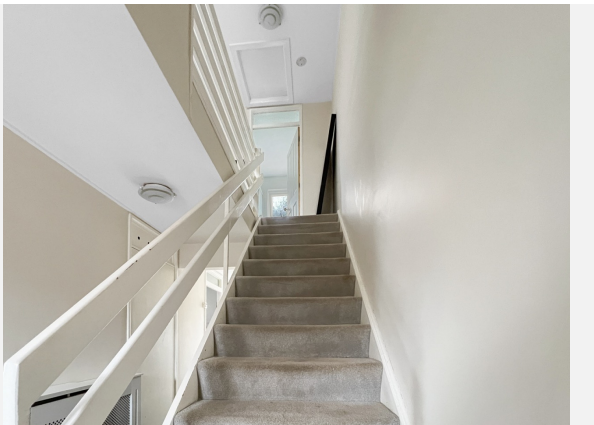
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



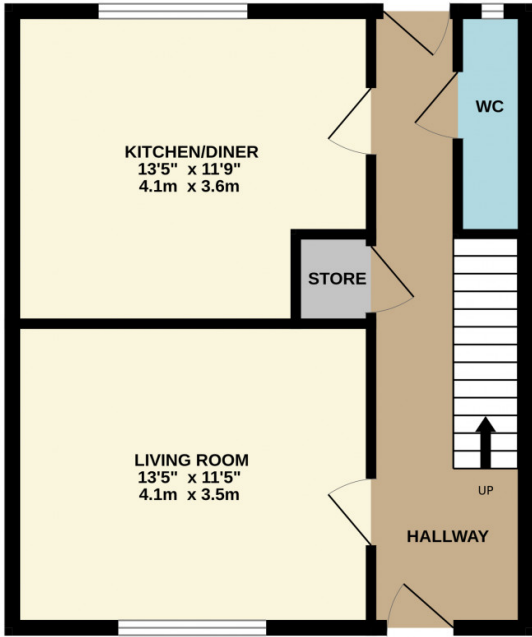




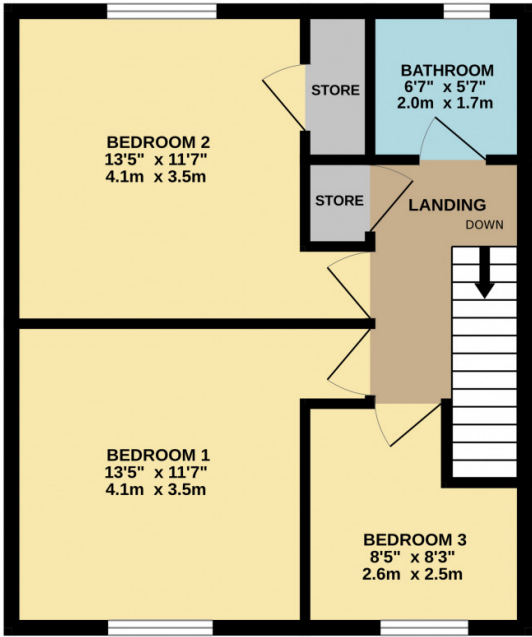


CHILTERN GARDENS, DAWLEY, TELFORD, TF4

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating

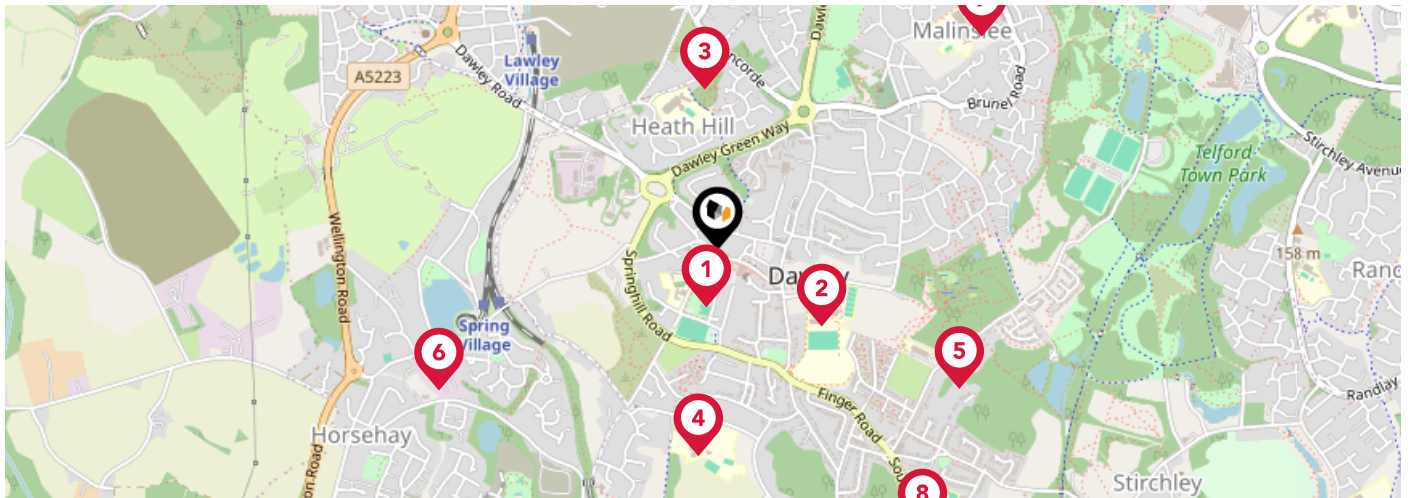
C

Valid until 28.03.2034

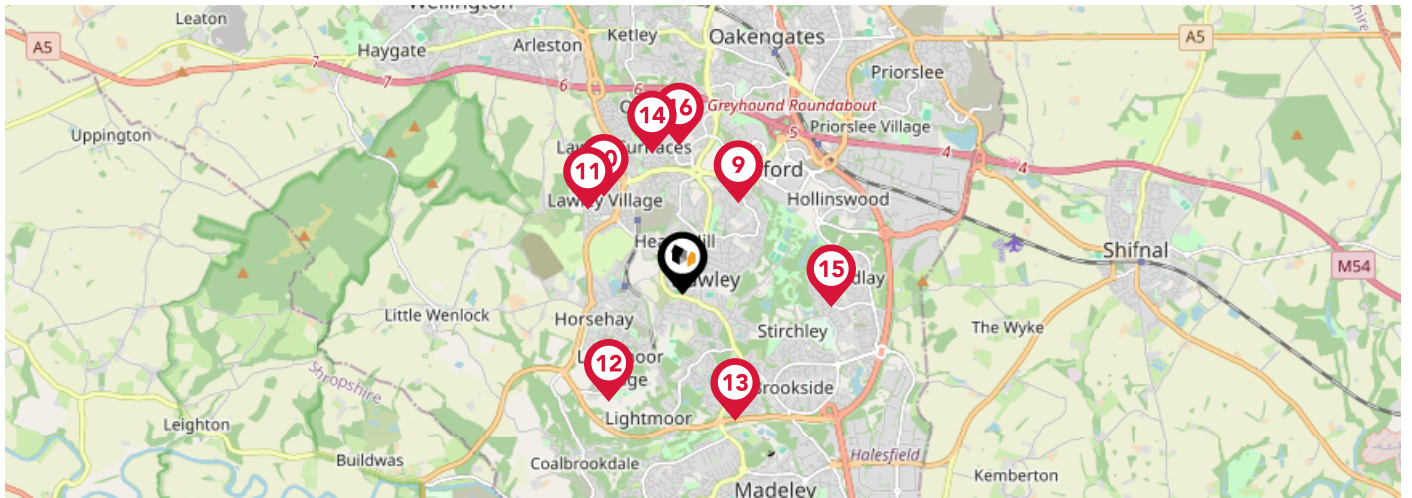
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 79% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	86 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Dawley Church of England Primary Academy</p> <p>Ofsted Rating: Inadequate Pupils: 227 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Telford Langley School</p> <p>Ofsted Rating: Good Pupils: 801 Distance:0.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ladygrove Primary School</p> <p>Ofsted Rating: Good Pupils: 372 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Captain Webb Primary School</p> <p>Ofsted Rating: Good Pupils: 412 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Queensway</p> <p>Ofsted Rating: Good Pupils: 123 Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Seeds School</p> <p>Ofsted Rating: Requires improvement Pupils: 30 Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Old Park Primary School</p> <p>Ofsted Rating: Good Pupils: 660 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Southall School</p> <p>Ofsted Rating: Good Pupils: 160 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

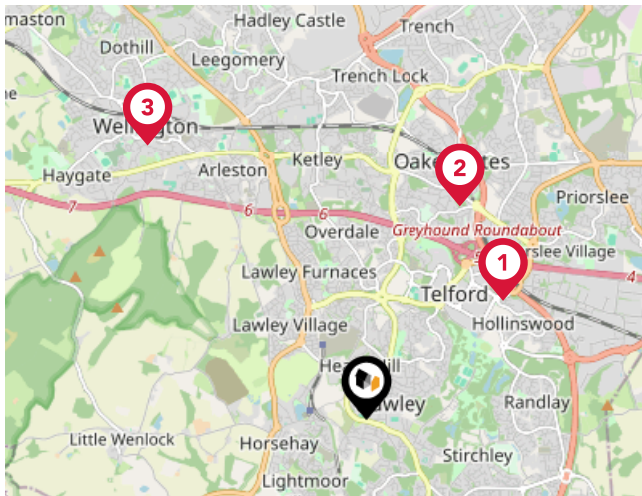


		Nursery	Primary	Secondary	College	Private
	Thomas Telford School Ofsted Rating: Outstanding Pupils: 1439 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawley Primary School Ofsted Rating: Good Pupils: 415 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawley Village Academy Ofsted Rating: Good Pupils: 187 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lightmoor Village Primary School Ofsted Rating: Good Pupils: 214 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aqueduct Primary School Ofsted Rating: Requires Improvement Pupils: 244 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newdale Primary School & Nursery Ofsted Rating: Outstanding Pupils: 494 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Randlay Primary School Ofsted Rating: Good Pupils: 376 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Linden Centre Ofsted Rating: Good Pupils: 31 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>




Area

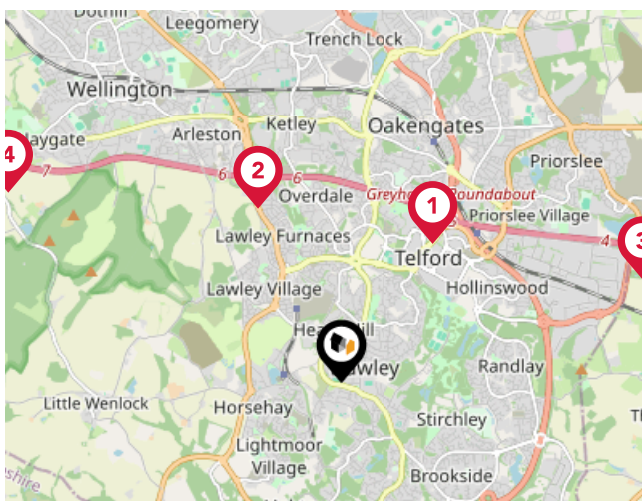
Transport (National)

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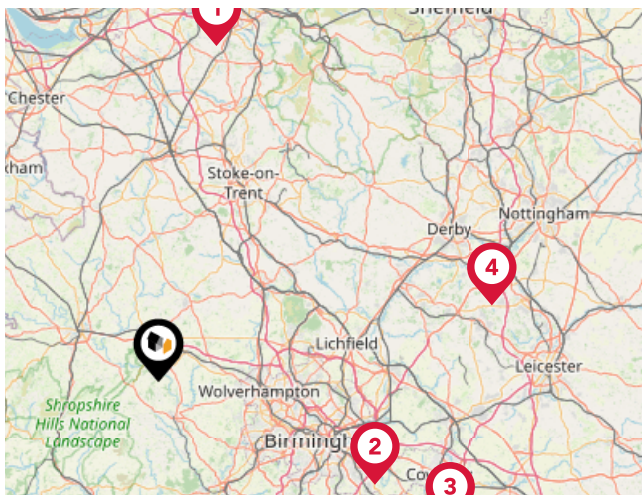
National Rail Stations

Pin	Name	Distance
	Telford Central Rail Station	1.62 miles
	Oakengates Rail Station	2.09 miles
	Wellington (Shropshire) Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M54 J5	1.5 miles
	M54 J6	1.74 miles
	M54 J4	2.86 miles
	M54 J7	3.46 miles
	M54 J3	7.16 miles

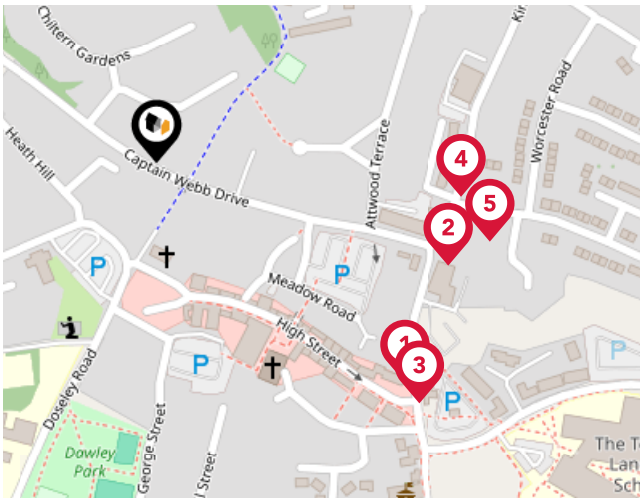


Airports/HELIPADS

Pin	Name	Distance
	Manchester Airport	48.8 miles
	Birmingham International Airport	34.37 miles
	Coventry Airport	46.68 miles
	East Midlands Airport	49.03 miles

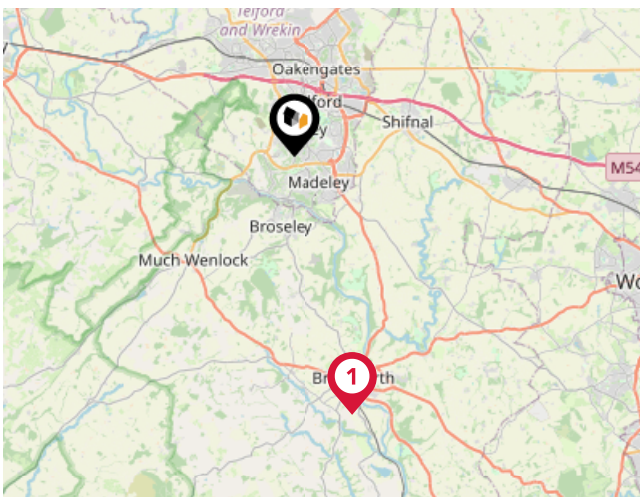
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.19 miles
2	Lancaster Avenue	0.17 miles
3	High Street	0.2 miles
4	Lancaster Avenue	0.17 miles
5	Lancaster Avenue	0.19 miles



Local Connections

Pin	Name	Distance
1	Bridgnorth (Severn Valley Railway)	9.55 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/

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Mark Garner Powered By EXP Data Quality

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