

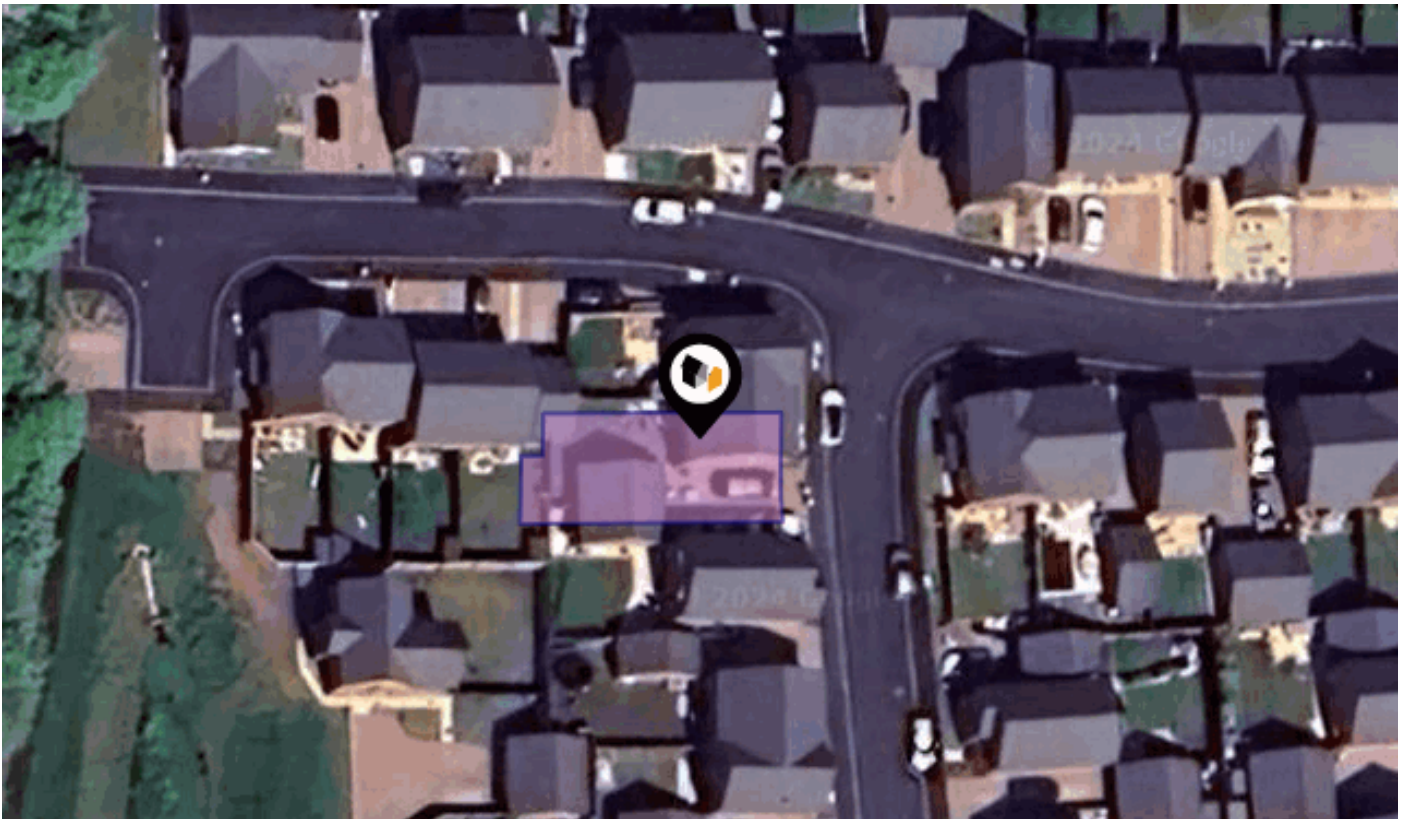


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th April 2024

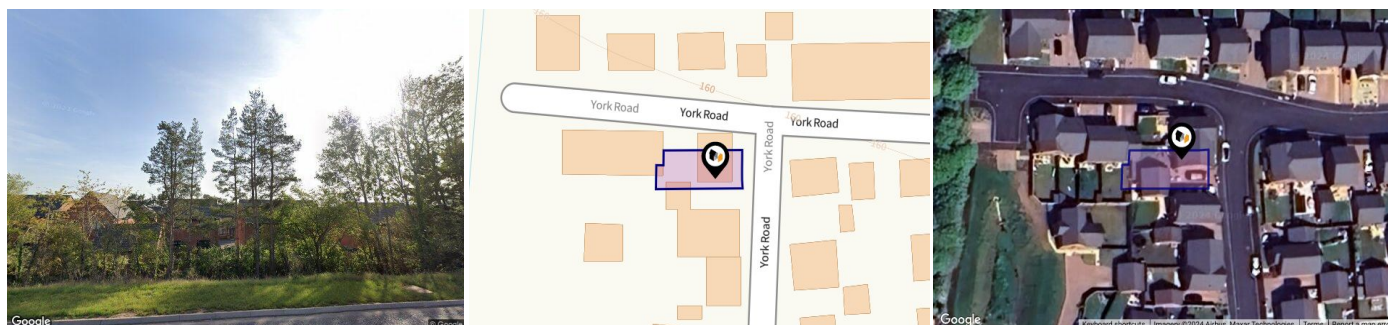


YORK ROAD, PRIORSLEE, TELFORD, TF2

Offers Over : £250,000

Mark Garner Powered By EXP

Telford, TF3
07789647226
mark.garner@exp.uk.com
exp.uk.com






Property

Type:	Semi-Detached	Last Sold £/ft²:	£243
Bedrooms:	3	Offers Over:	£250,000
Floor Area:	914 ft ² / 85 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,811		
Title Number:	SL275266		
UPRN:	10093583379		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s
		

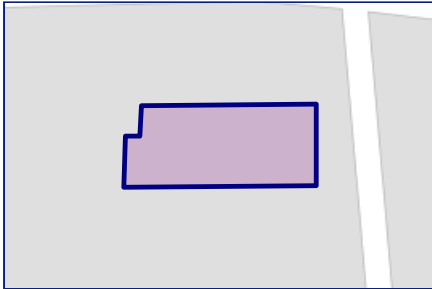
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

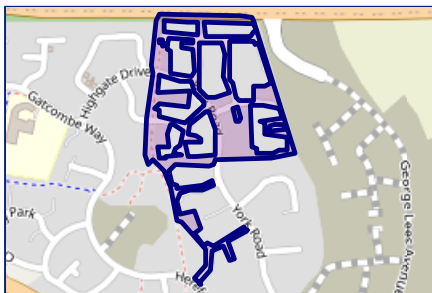


Freehold Title Plan



SL275266

Leasehold Title Plan



SL249567

Start Date: 23/10/2017
End Date: 24/10/2142
Lease Term: 125 years from 24 October 2017
Term Remaining: 118 years

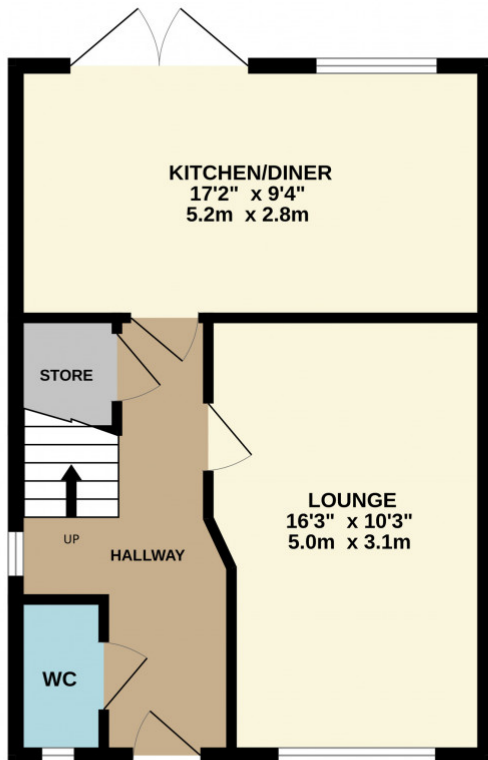




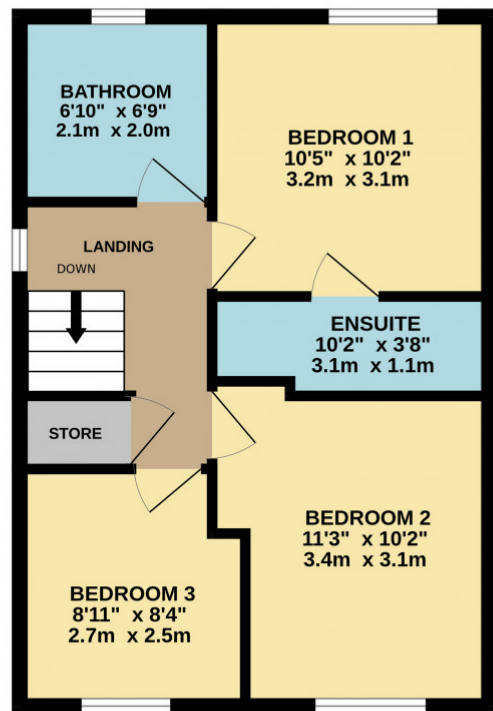


YORK ROAD, PRIORSLEE, TELFORD, TF2

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



3 BED SEMI DETACHED

TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

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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Priorslee, Priorslee, TF2

Energy rating

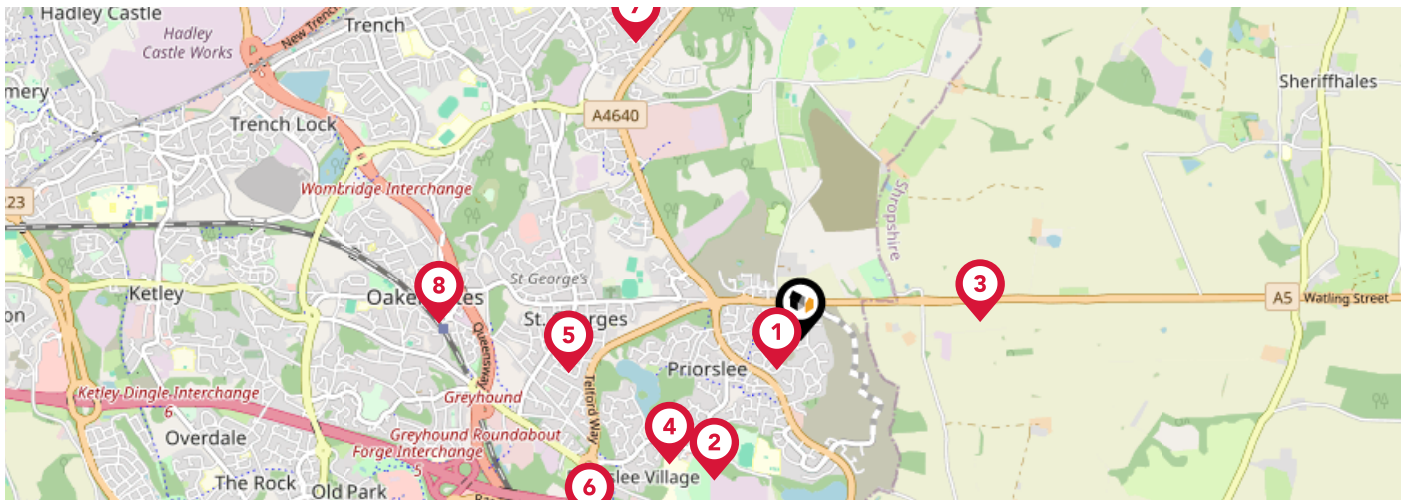
B

Valid until 29.10.2030

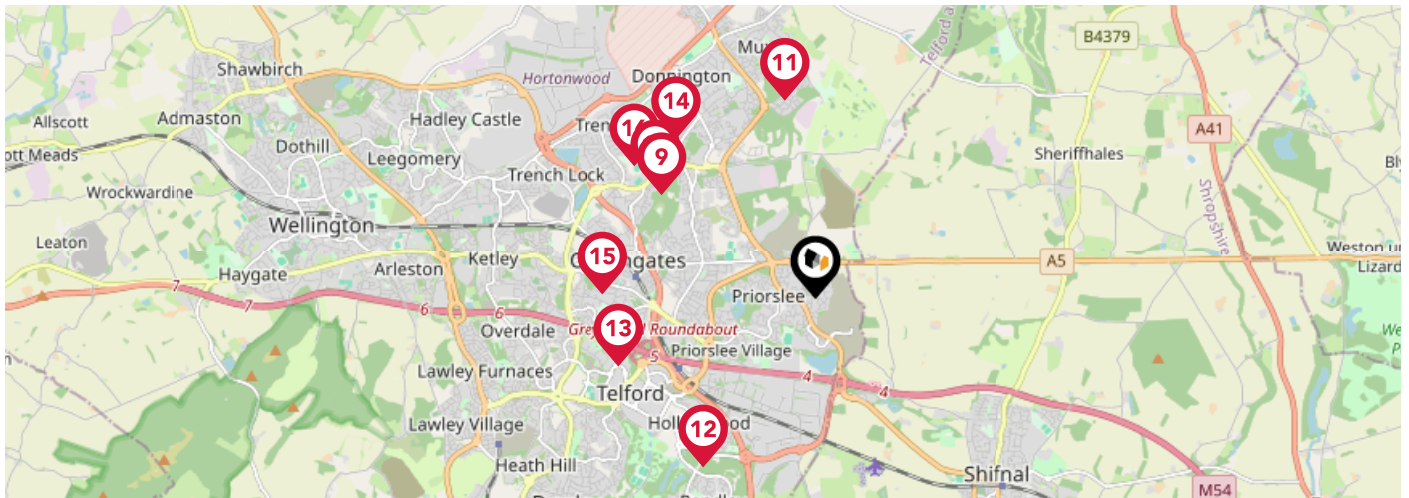
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² ·K
Total Floor Area:	85 m ²



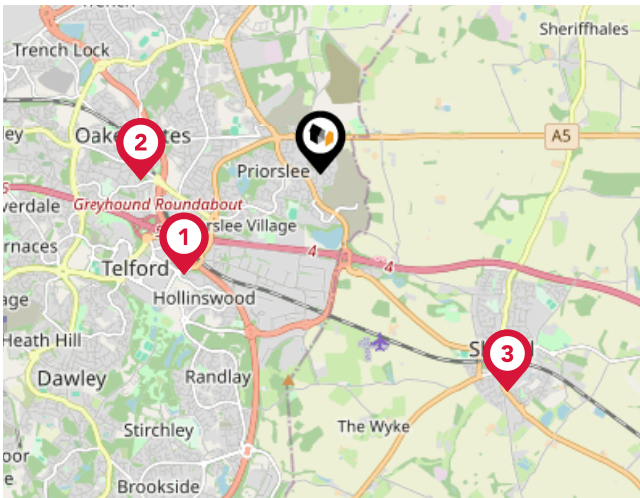
		Nursery	Primary	Secondary	College	Private
1	Redhill Primary Academy Ofsted Rating: Good Pupils: 455 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Trinity Academy Ofsted Rating: Good Pupils: 721 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Amberleigh Therapeutic School Ofsted Rating: Good Pupils: 7 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Priorslee Academy Ofsted Rating: Good Pupils: 443 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St George's Church of England Primary School Ofsted Rating: Outstanding Pupils: 572 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kickstart Academy Ofsted Rating: Not Rated Pupils:0 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Matthew's Church of England Aided Primary School and Nursery Centre Ofsted Rating: Good Pupils: 310 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oakengates Nursery School Ofsted Rating: Good Pupils: 111 Distance:1.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	The Telford Priory School Ofsted Rating: Requires Improvement Pupils: 918 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wrockwardine Wood Infant School and Nursery Ofsted Rating: Good Pupils: 222 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Muxton Primary School Ofsted Rating: Good Pupils: 404 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollinswood Primary School Ofsted Rating: Good Pupils: 430 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queenswood Primary School and Nursery Ofsted Rating: Requires Improvement Pupils: 127 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donnington Wood CofE Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 228 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wombridge Primary School Ofsted Rating: Good Pupils: 257 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

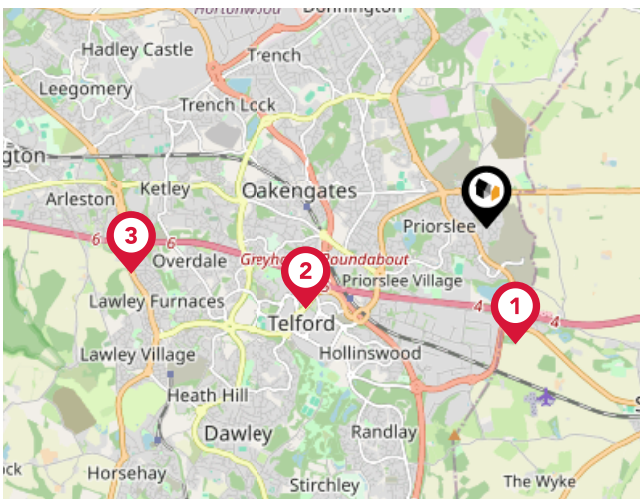
Area

Transport (National)








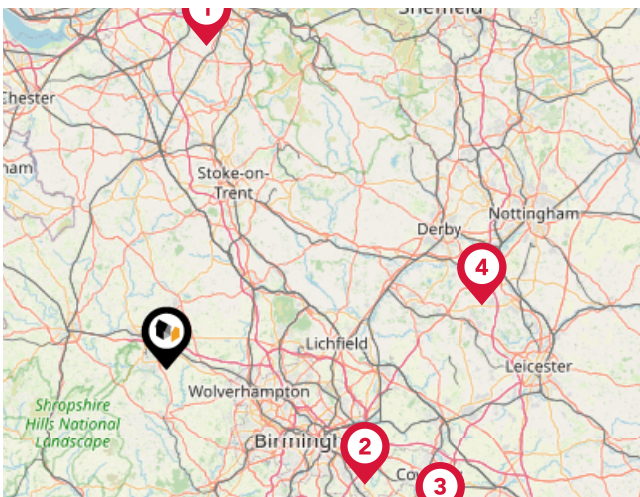
National Rail Stations

Pin	Name	Distance
	Telford Central Rail Station	1.53 miles
	Oakengates Rail Station	1.61 miles
	Shifnal Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M54 J4	1.07 miles
	M54 J5	1.78 miles
	M54 J6	3.21 miles
	M54 J3	5.31 miles
	M54 J7	5.45 miles

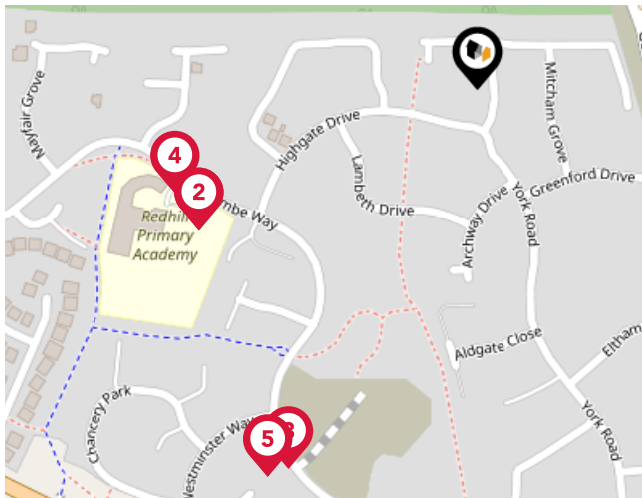


Airports/HELIPADS






Pin	Name	Distance
	Manchester Airport	46.48 miles
	Birmingham International Airport	33.12 miles
	Coventry Airport	45.44 miles
	East Midlands Airport	46.21 miles

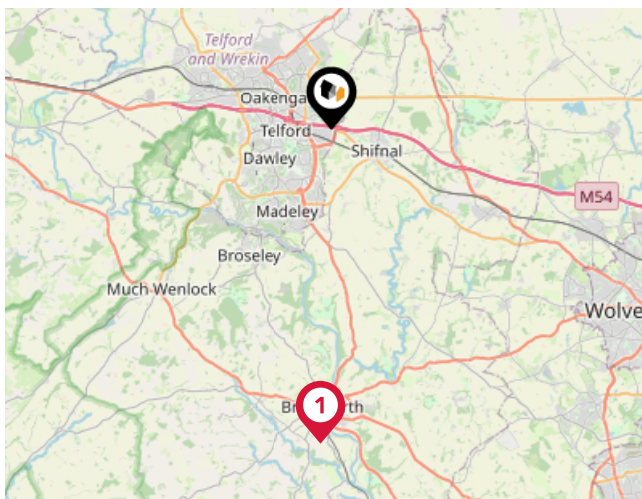
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Redhill Primary School	0.18 miles
	Priorslee School	0.18 miles
	Westminster Way	0.24 miles
	Redhill Primary School	0.18 miles
	Westminster Way	0.25 miles



Local Connections

Pin	Name	Distance
	Bridgnorth (Severn Valley Railway)	11.31 miles

Mark Garner Powered By EXP

About Us

MARK GARNER


MARK GARNER


Mark Garner Powered By EXP

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

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MARK GARNER
exp uk

Mark Garner Powered By EXP

Telford, TF3
07789647226
mark.garner@exp.uk.com
exp.uk.com

