

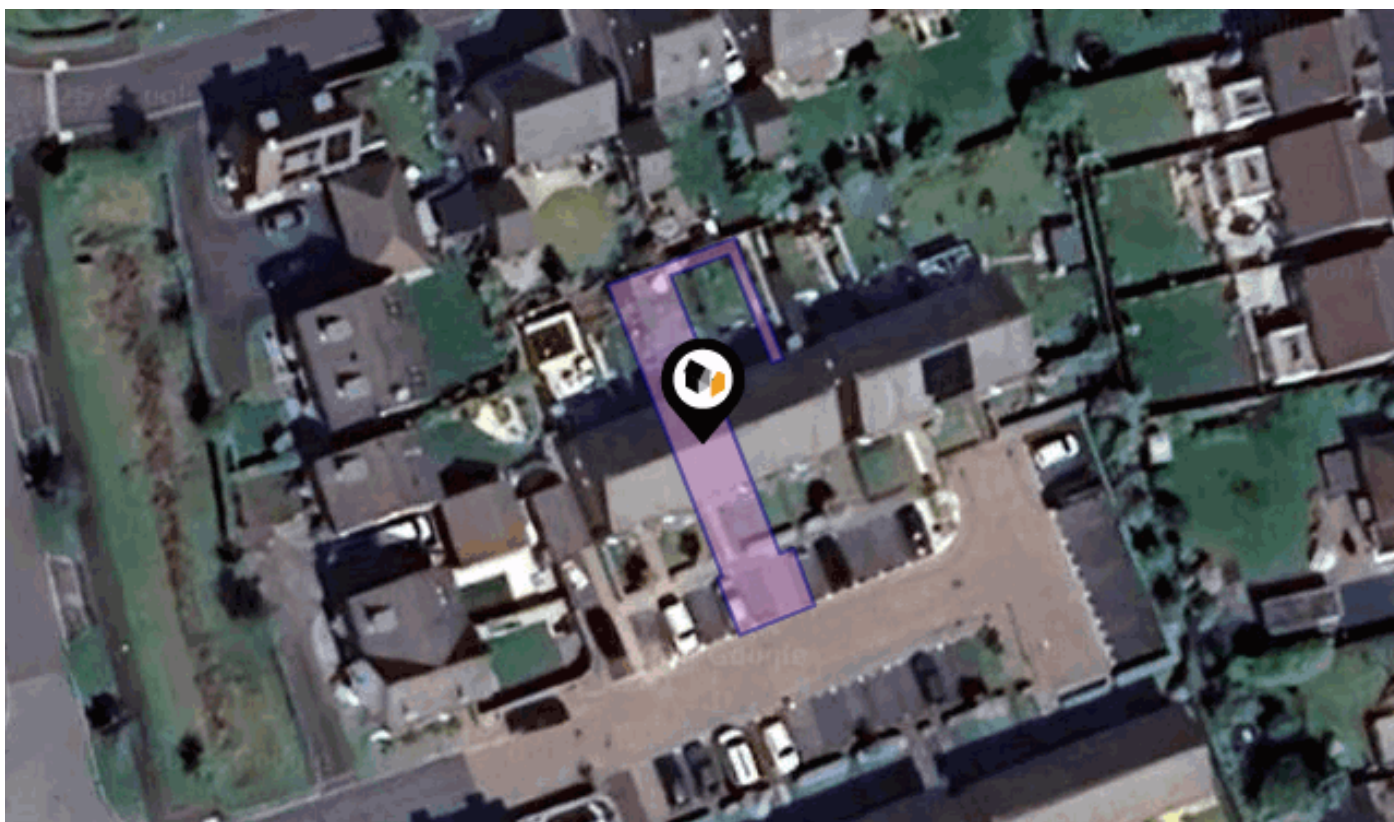


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



GREGORY CLOSE, DOSELEY, TELFORD, TF4

Offers Over : £220,000

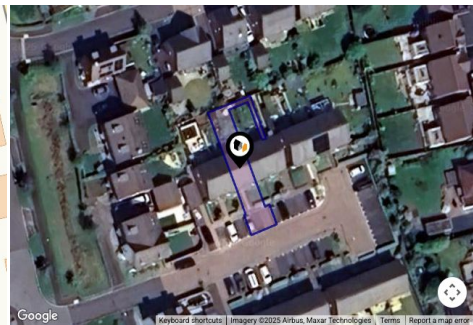
Mark Garner Powered By EXP

Telford, TF3

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Property

Type:	Terraced	Offers Over:	£220,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.05 acres		
Year Built :	2017		
Council Tax :	Band C		
Annual Estimate:	£1,908		
Title Number:	SL249071		

Local Area

Local Authority:	Telford and wrekin	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	49	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	High			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				

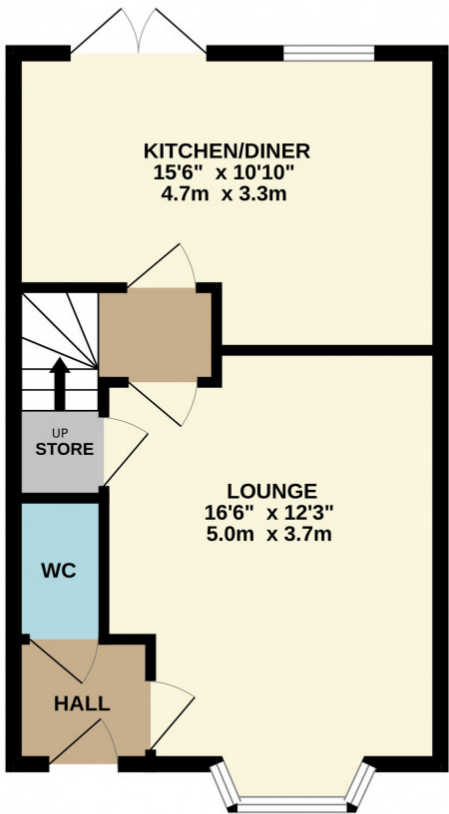




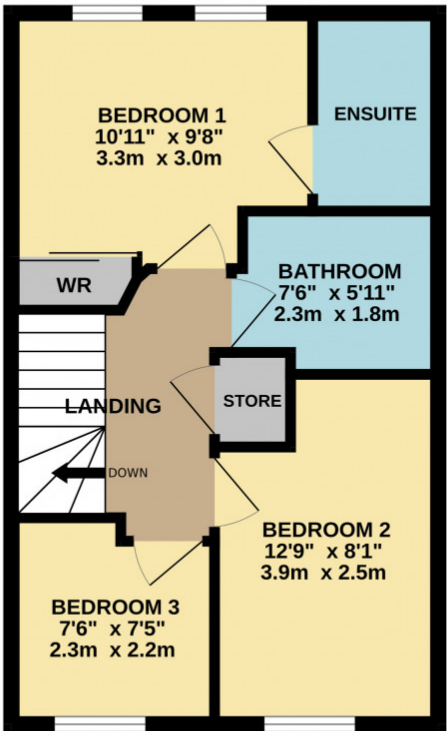


GREGORY CLOSE, DOSELEY, TELFORD, TF4

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

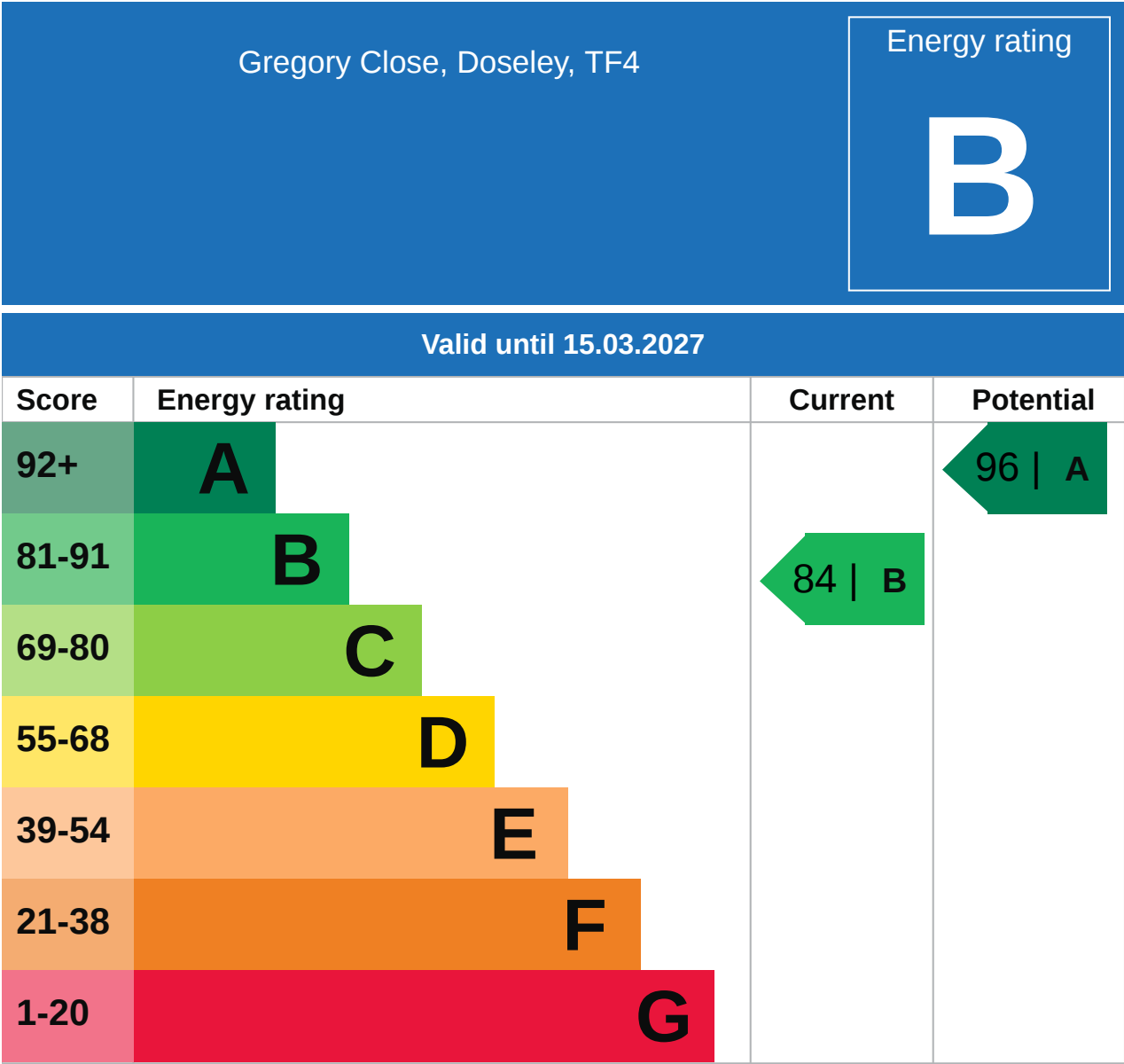


1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.

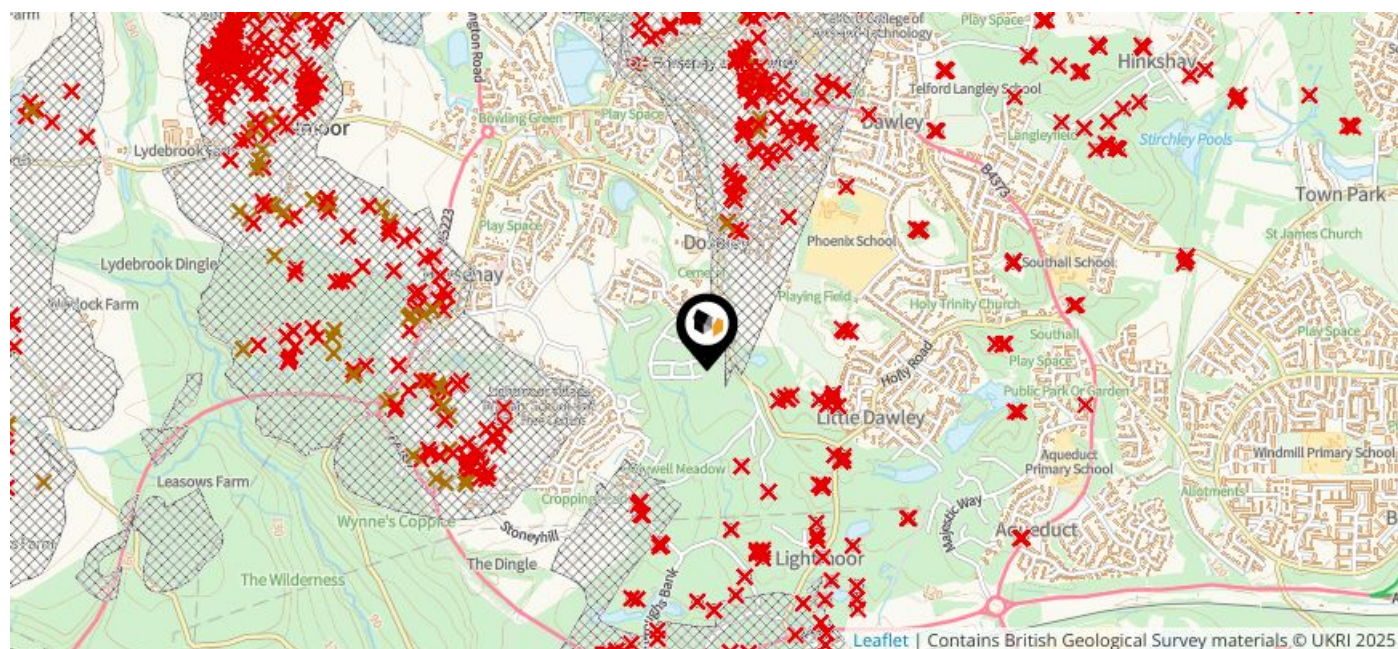
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	78 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

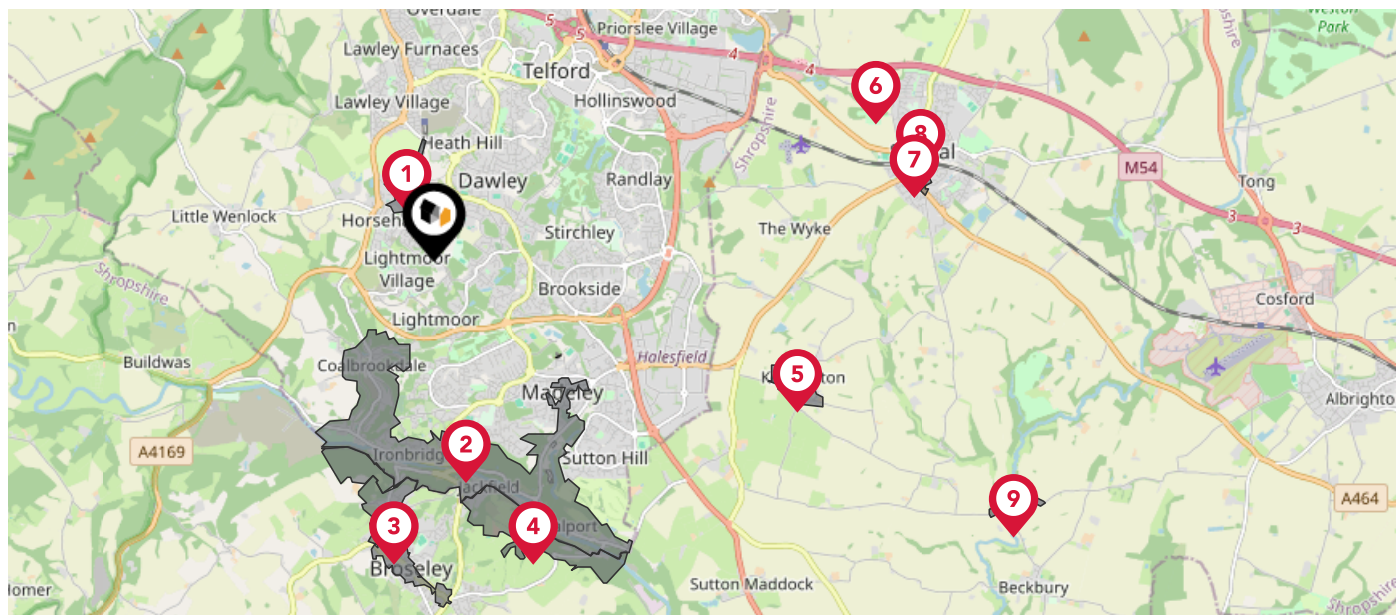
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Horsehay and Spring Village

2

Severn Gorge

3

Broseley

4

Severn Gorge

5

Kemberton

6

Haughton

7

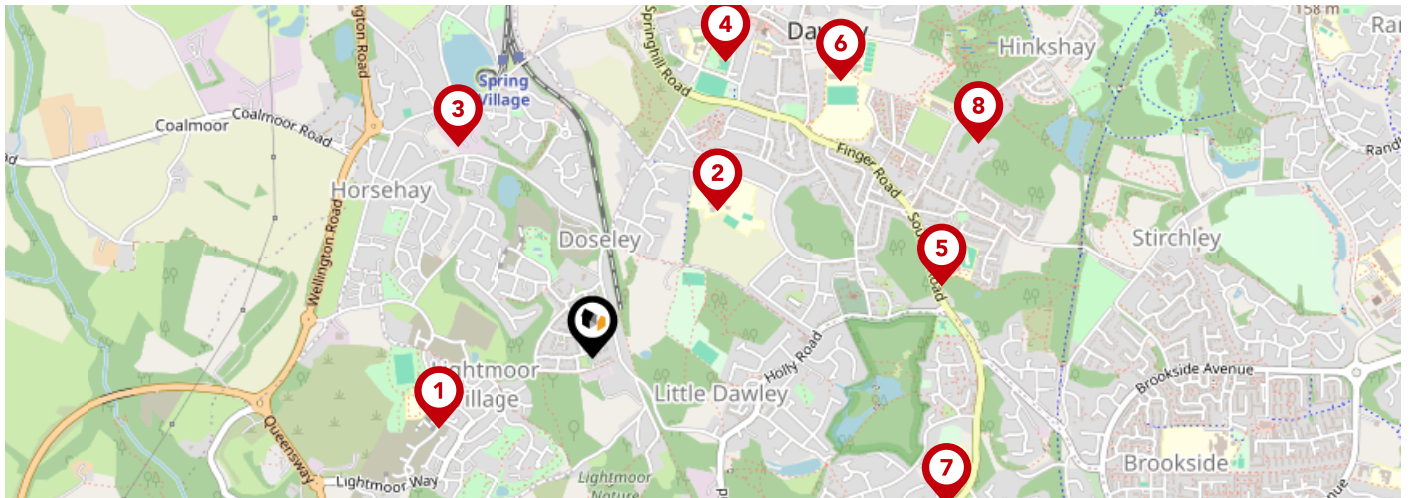
Shifnal

8

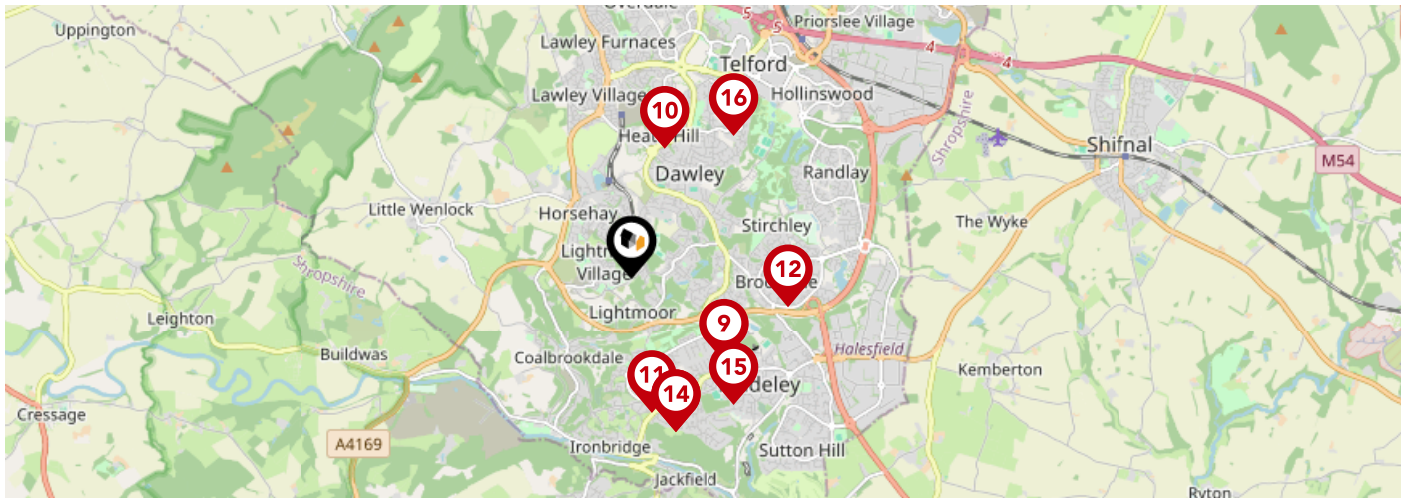
Shifnal Broadway

9

Ryton



		Nursery	Primary	Secondary	College	Private
1	Lightmoor Village Primary School Ofsted Rating: Good Pupils: 212 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Captain Webb Primary School Ofsted Rating: Good Pupils: 485 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Seeds School Ofsted Rating: Good Pupils: 32 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dawley Church of England Primary Academy Ofsted Rating: Good Pupils: 228 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Southall School Ofsted Rating: Good Pupils: 192 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Telford Langley School Ofsted Rating: Good Pupils: 1099 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aqueduct Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queensway Ofsted Rating: Good Pupils: 118 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

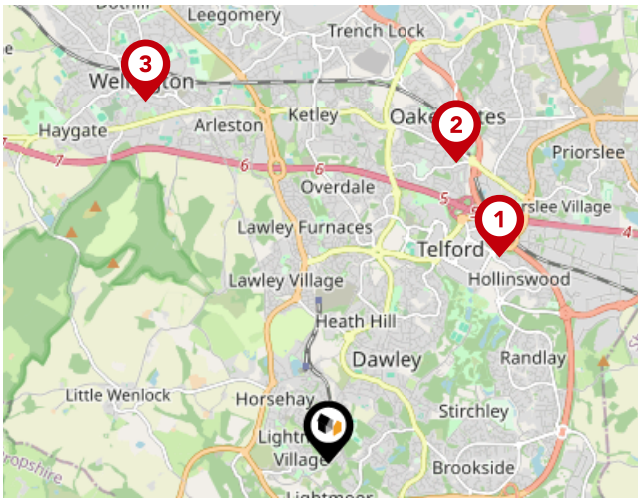


		Nursery	Primary	Secondary	College	Private
9	Madeley Academy Ofsted Rating: Good Pupils: 1271 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ladygrove Primary School Ofsted Rating: Good Pupils: 453 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	William Reynolds Primary School Ofsted Rating: Outstanding Pupils: 444 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Windmill Primary School Ofsted Rating: Good Pupils: 396 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Woodlands Primary School Ofsted Rating: Good Pupils: 436 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Haberdashers' Abraham Darby Ofsted Rating: Requires improvement Pupils: 1077 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Madeley Nursery School Ofsted Rating: Outstanding Pupils: 64 Distance:1.47	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Old Park Primary School Ofsted Rating: Good Pupils: 648 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

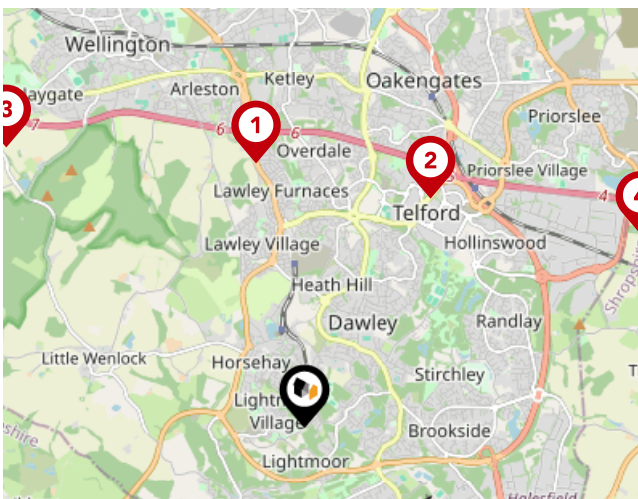
Transport (National)

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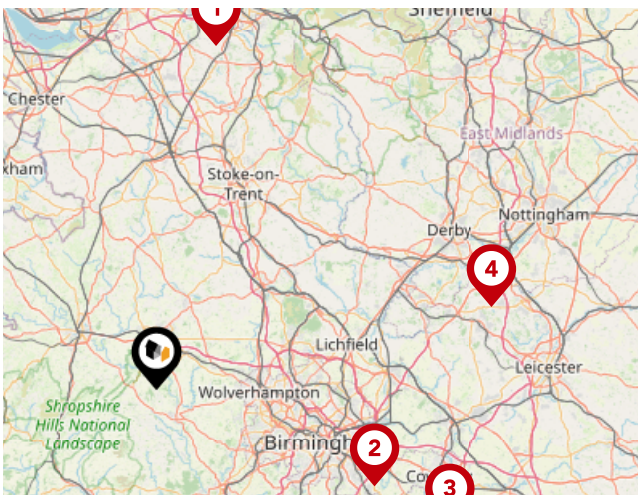
National Rail Stations

Pin	Name	Distance
1	Telford Central Rail Station	2.41 miles
2	Oakengates Rail Station	2.94 miles
3	Shropshire Rail Station	3.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J6	2.41 miles
2	M54 J5	2.35 miles
3	M54 J7	3.68 miles
4	M54 J4	3.49 miles
5	M54 J3	7.47 miles

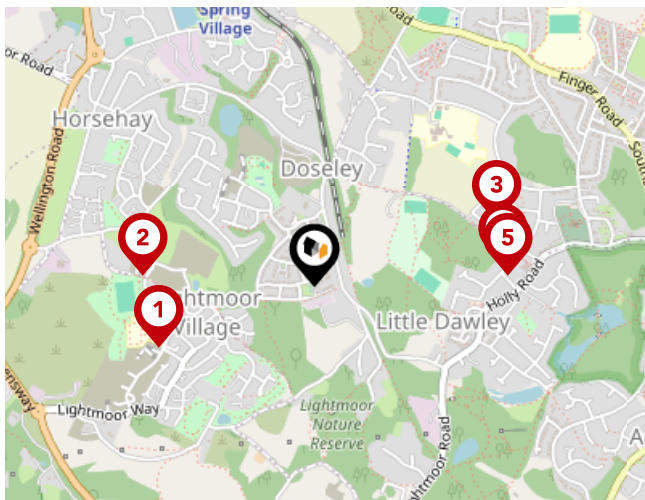


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	49.73 miles
2	Birmingham Airport	34.34 miles
3	Baginton	46.63 miles
4	East Mids Airport	49.54 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lightmoor Square	0.38 miles
2	Woodlands Farm	0.39 miles
3	Manor Road	0.44 miles
4	Parish Close	0.43 miles
5	Parish Close	0.44 miles

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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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