

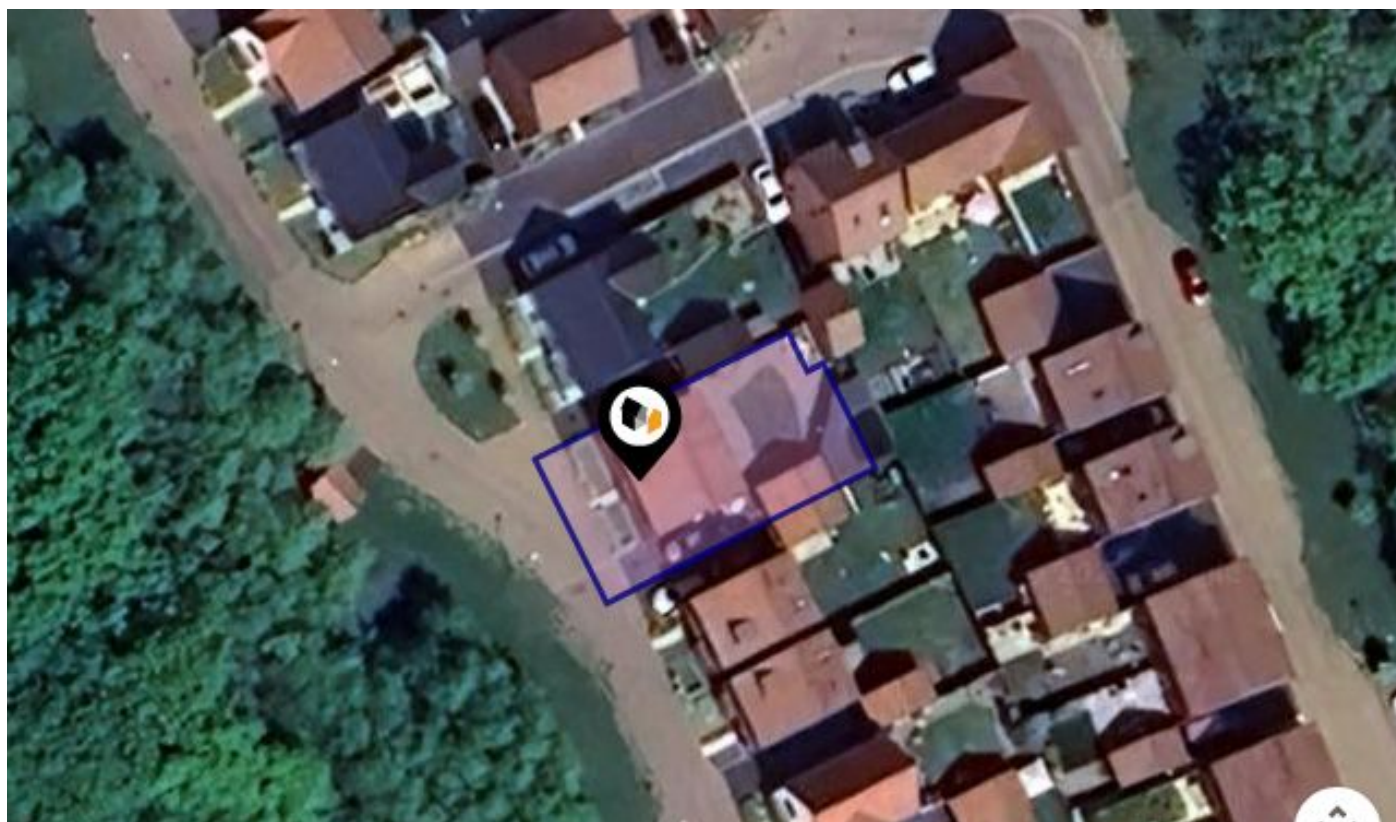


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th September 2025



LAVENDER CLOSE, TELFORD, TF3

OIRO : £400,000

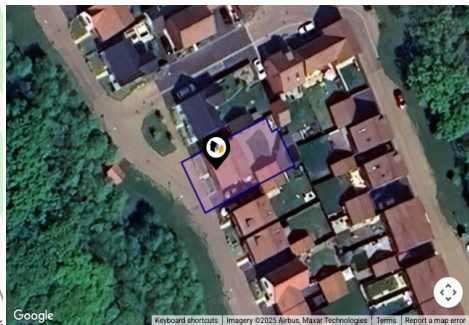
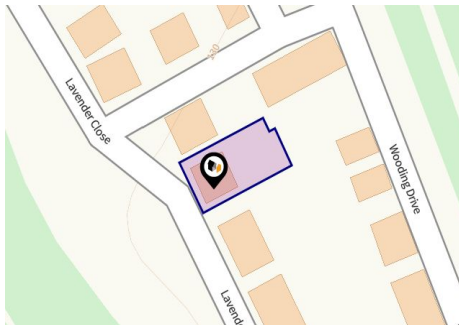
Mark Garner Powered By EXP

Telford, TF3

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Property

Type:	Detached	OIRO:	£400,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.08 acres		
Year Built :	2019		
Council Tax :	Band E		
Annual Estimate:	£2,623		
Title Number:	SL264298		

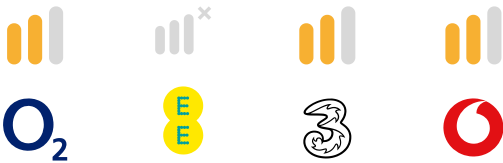
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7	1800
mb/s	mb/s

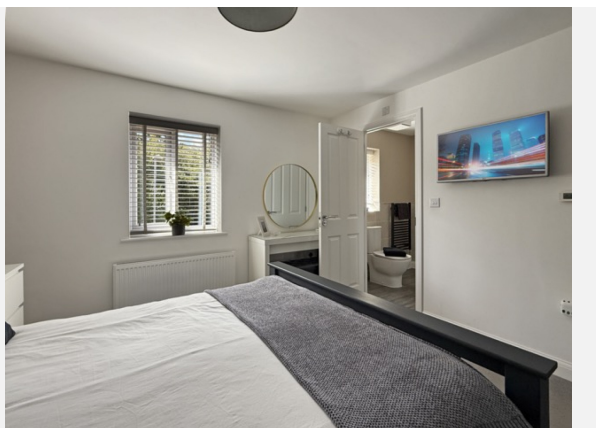
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



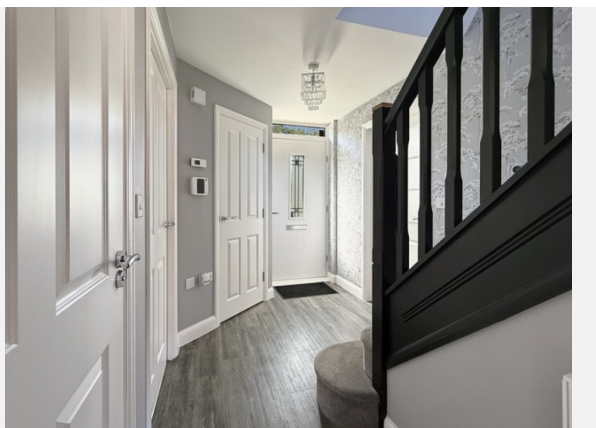
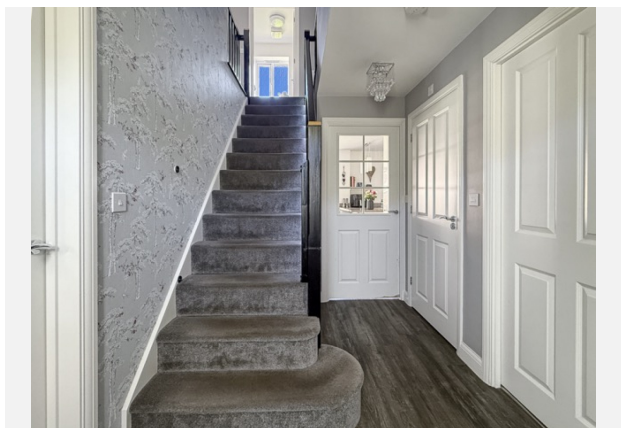






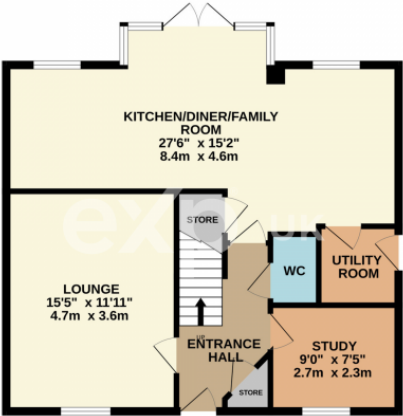




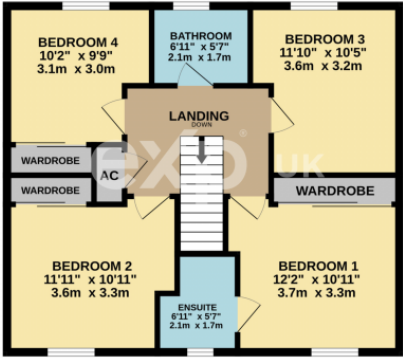


LAVENDER CLOSE, TELFORD, TF3

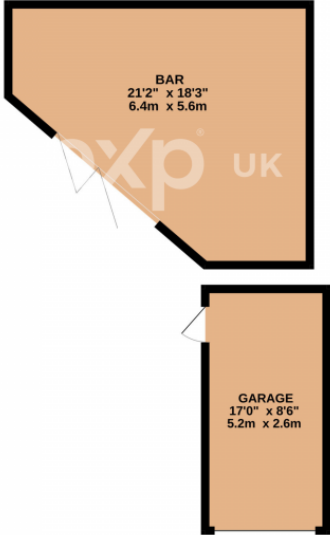
GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.

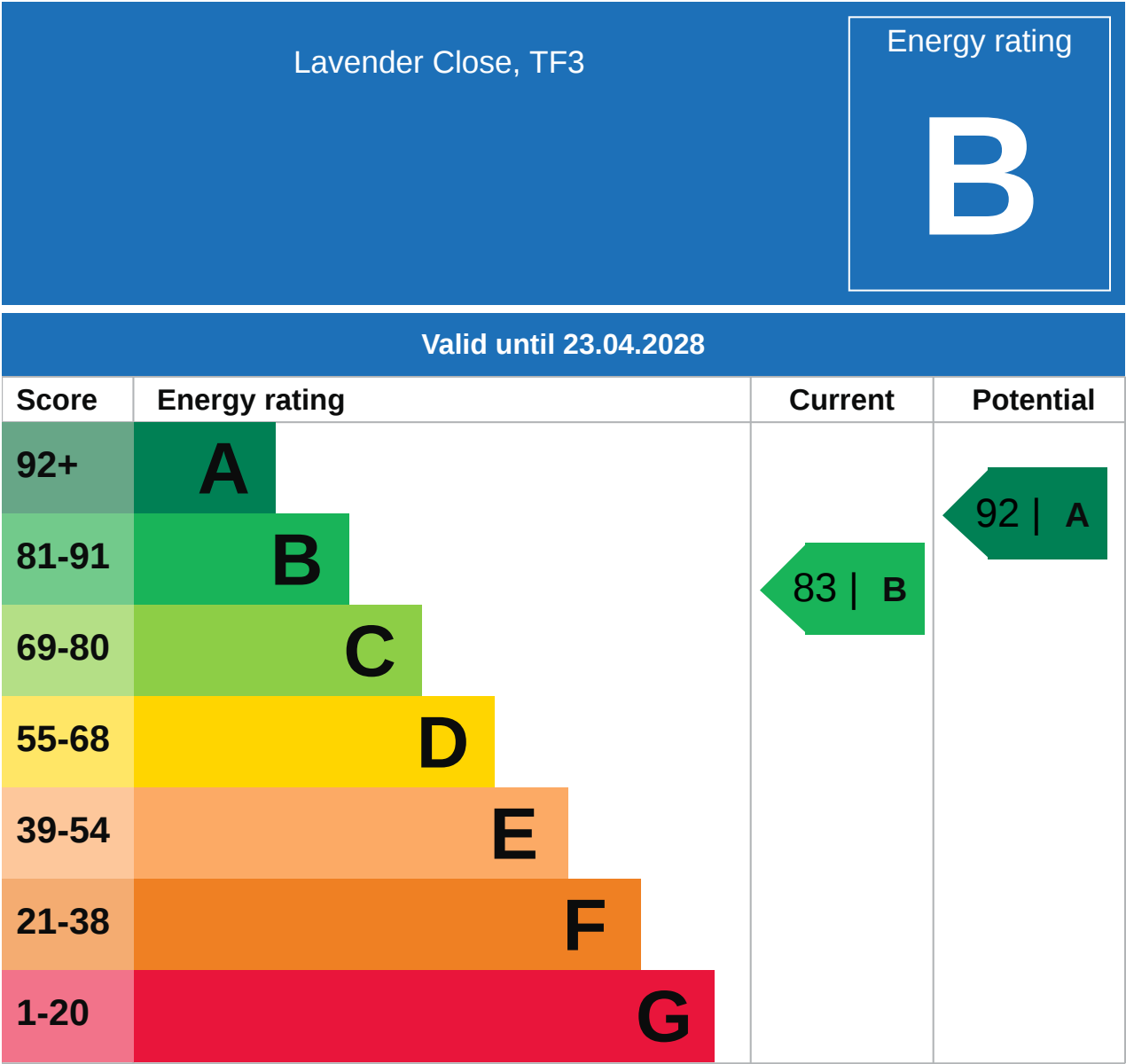


BAR & GARAGE
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.3 sq.m.) approx.

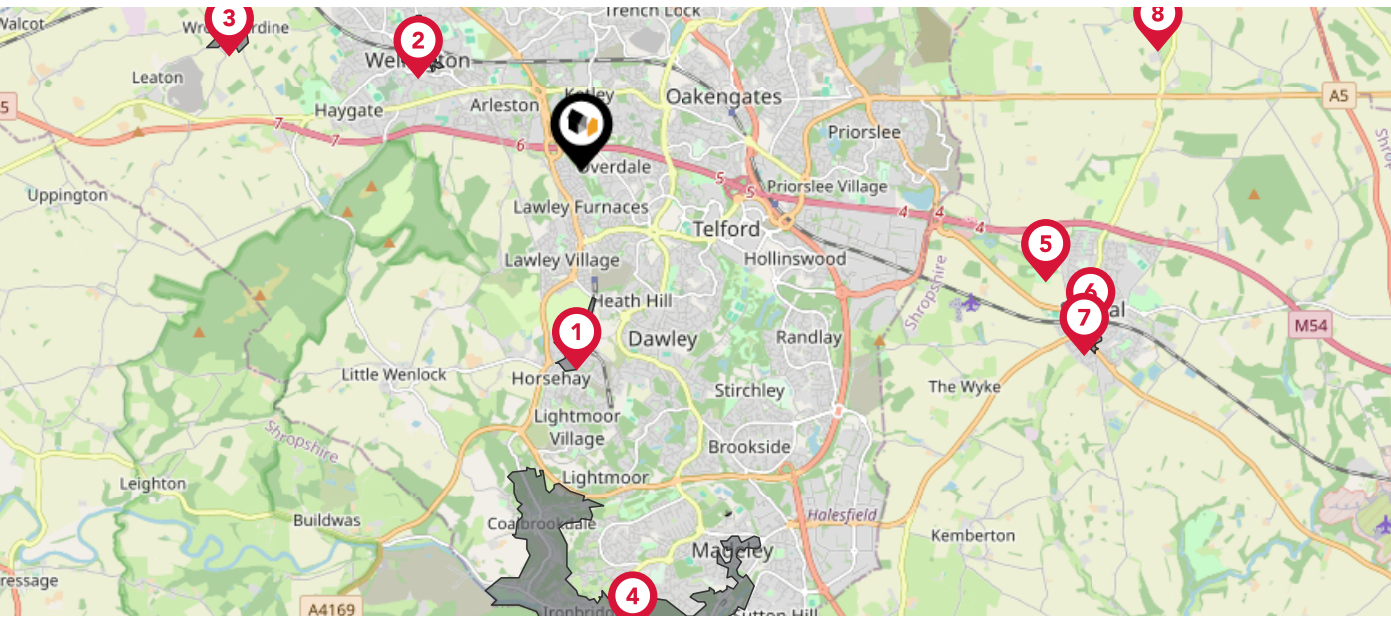
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

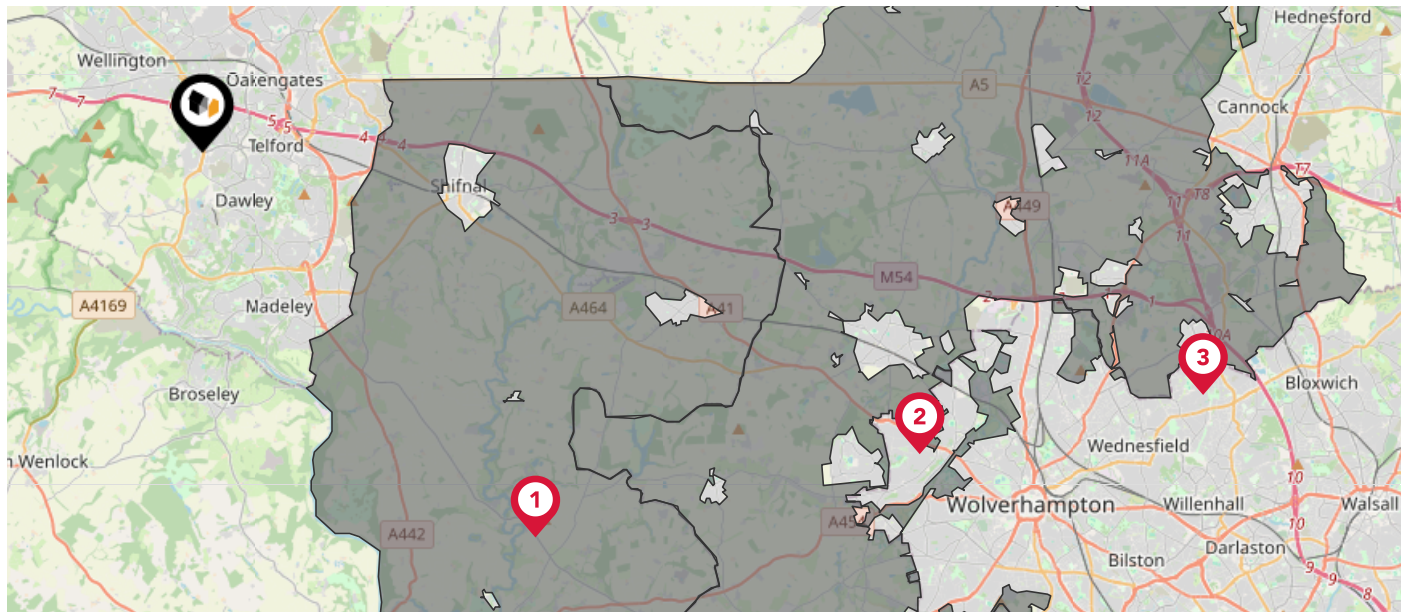
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 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:	133 m ²

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	Wellington
3	Wrockwardine
4	Severn Gorge
5	Haughton
6	Shifnal Broadway
7	Shifnal
8	Sheriffhales

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Birmingham Green Belt - Shropshire



Birmingham Green Belt - South Staffordshire

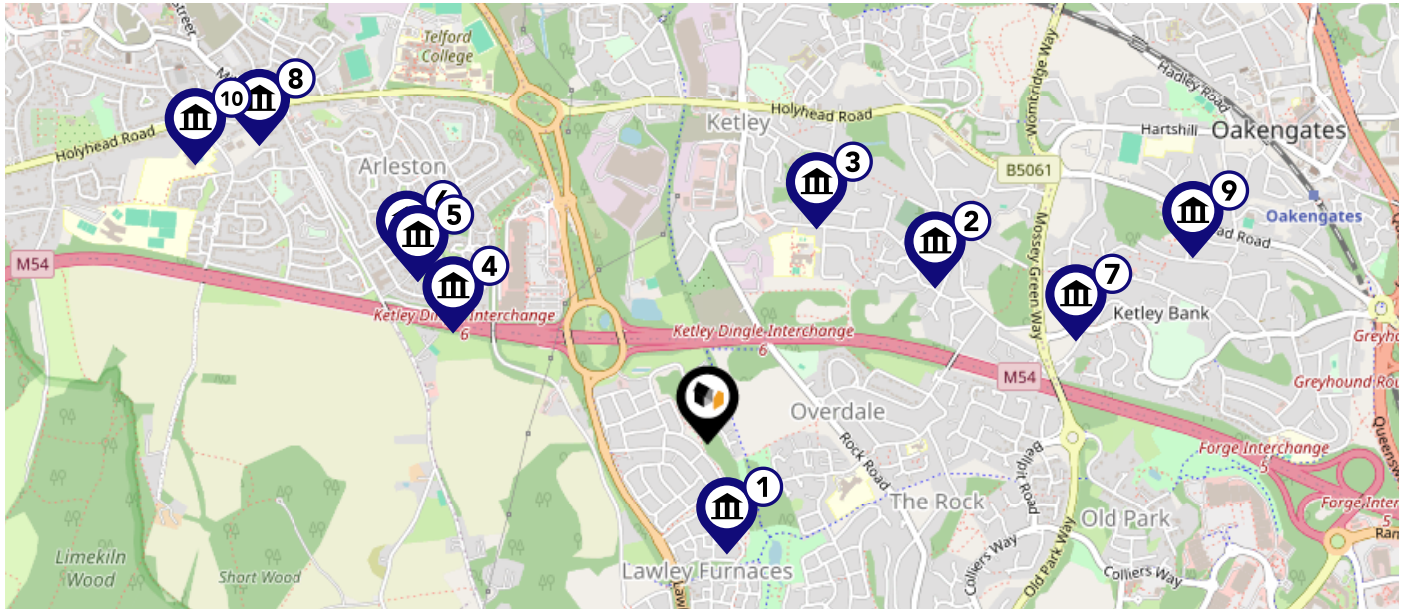












Birmingham Green Belt - Wolverhampton

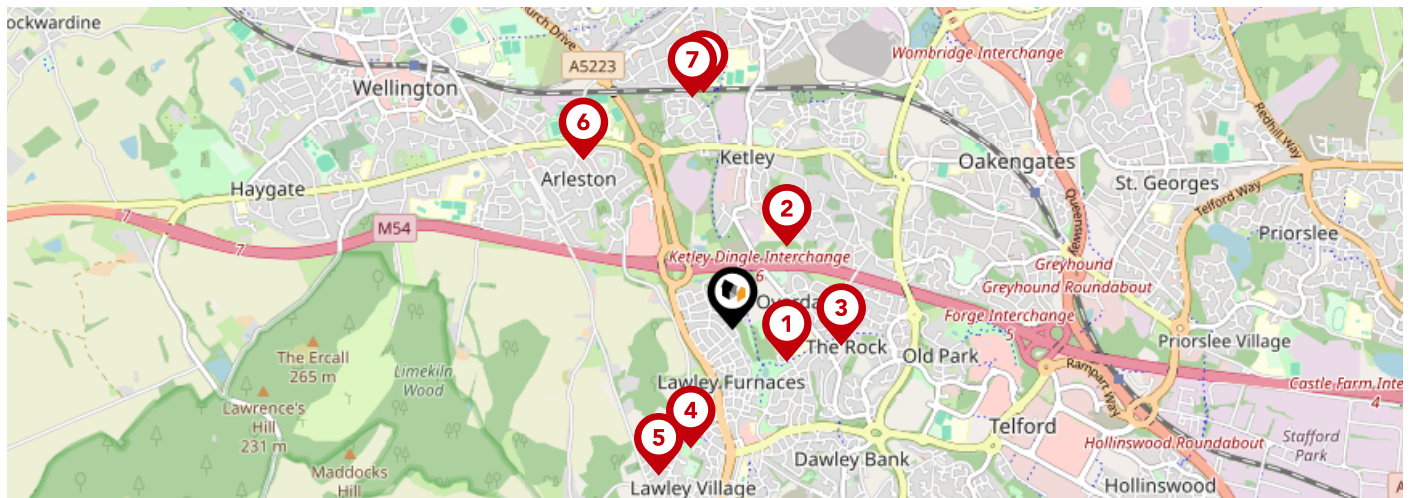
Maps

Listed Buildings

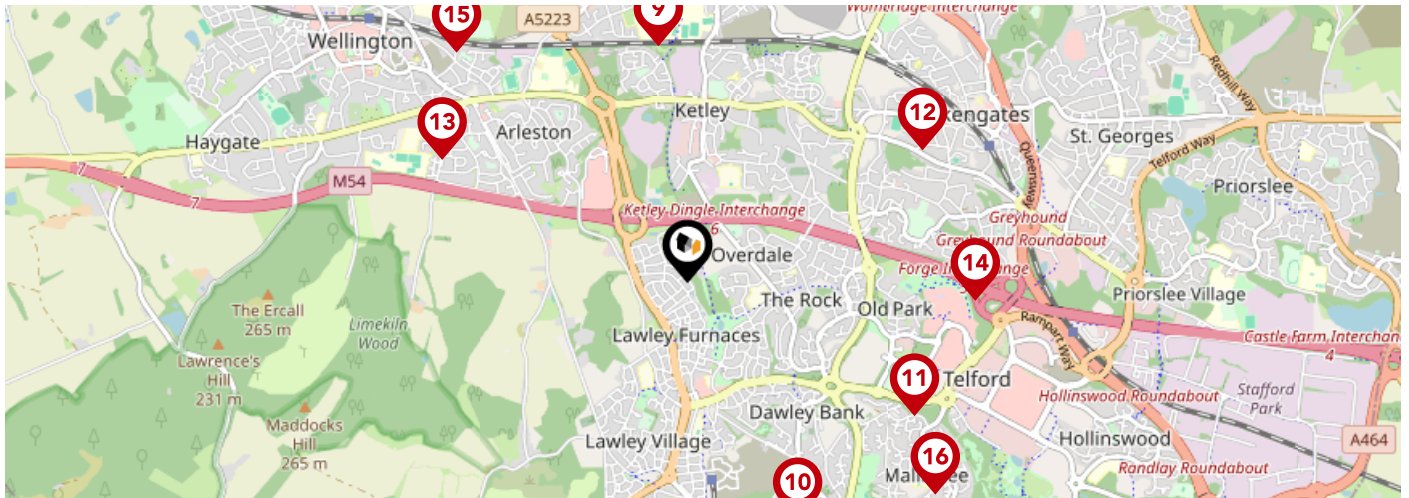
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1025096 - Newdale Tramway Bridge	Grade II	0.2 miles
	1038629 - Church Of St Mary	Grade II	0.6 miles
	1038628 - Ketley Hall	Grade II	0.6 miles
	1351989 - Arleston Manor House	Grade II	0.6 miles
	1033336 - The Old Pumphouse	Grade II	0.7 miles
	1033335 - Oak Beams	Grade II	0.8 miles
	1033293 - Bank House	Grade II	0.9 miles
	1209793 - Cock Hotel	Grade II	1.2 miles
	1352032 - Holy Trinity Church	Grade II	1.2 miles
	1352011 - The Old Hall (preparatory School)	Grade II	1.3 miles



		Nursery	Primary	Secondary	College	Private
1	Newdale Primary School & Nursery Ofsted Rating: Outstanding Pupils: 498 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadows Primary School and Nursery Ofsted Rating: Good Pupils: 456 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Linden Centre Ofsted Rating: Good Pupils: 32 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lawley Primary School Ofsted Rating: Good Pupils: 422 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lawley Village Academy Ofsted Rating: Good Pupils: 219 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Telford College Ofsted Rating: Good Pupils:0 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Bridge at HLC Ofsted Rating: Outstanding Pupils: 213 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hadley Learning Community - Primary Phase Ofsted Rating: Good Pupils: 661 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

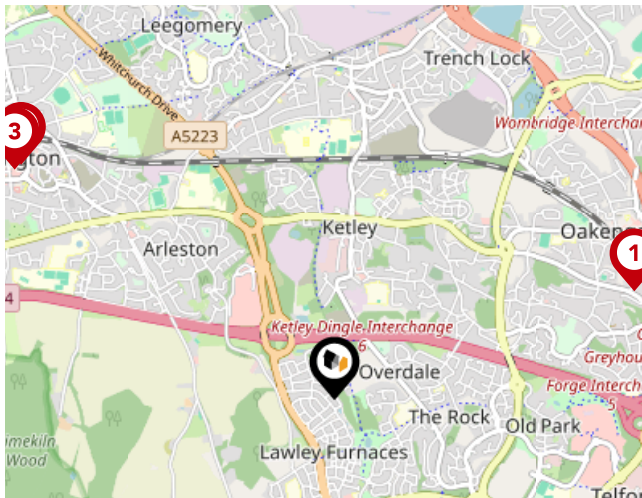


		Nursery	Primary	Secondary	College	Private
	Hadley Learning Community - Secondary Phase Ofsted Rating: Good Pupils: 1250 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ladygrove Primary School Ofsted Rating: Good Pupils: 453 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomas Telford School Ofsted Rating: Good Pupils: 1589 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wombourne Primary School Ofsted Rating: Good Pupils: 277 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Short Wood Primary School Ofsted Rating: Good Pupils: 568 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lantern Academy Ofsted Rating: Requires improvement Pupils: 132 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Old Hall School Ofsted Rating: Not Rated Pupils: 233 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Park Primary School Ofsted Rating: Good Pupils: 648 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

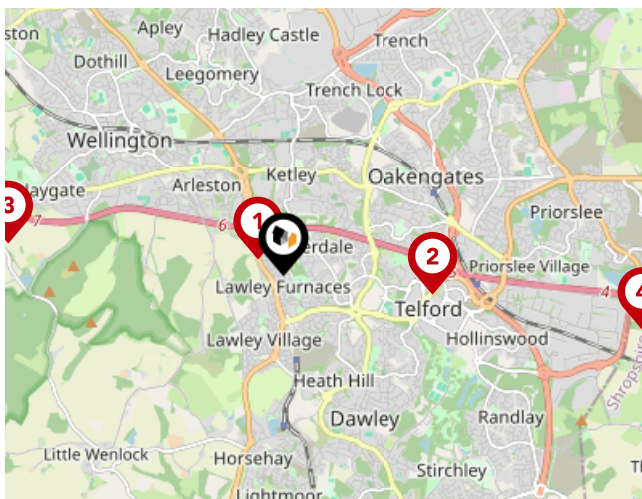
Transport (National)

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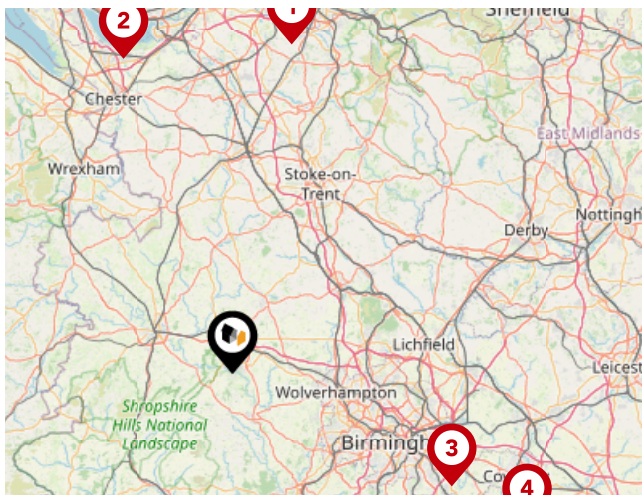
National Rail Stations

Pin	Name	Distance
1	Oakengates Rail Station	1.44 miles
2	Shropshire Rail Station	1.76 miles
3	Shropshire Rail Station	1.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J6	0.27 miles
2	M54 J5	1.36 miles
3	M54 J7	2.49 miles
4	M54 J4	3.26 miles
5	M54 J3	7.9 miles

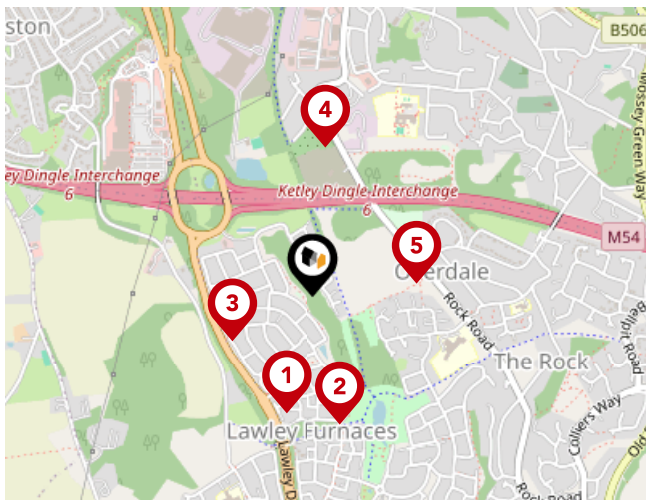


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	47.89 miles
2	Speke	47.65 miles
3	Birmingham Airport	35.47 miles
4	Baginton	47.79 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newdale Halt	0.27 miles
2	Symon Fold	0.29 miles
3	Churm Lane	0.21 miles
4	Sinclair Gardens	0.34 miles
5	Harris Terrace	0.23 miles

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About Us

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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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