

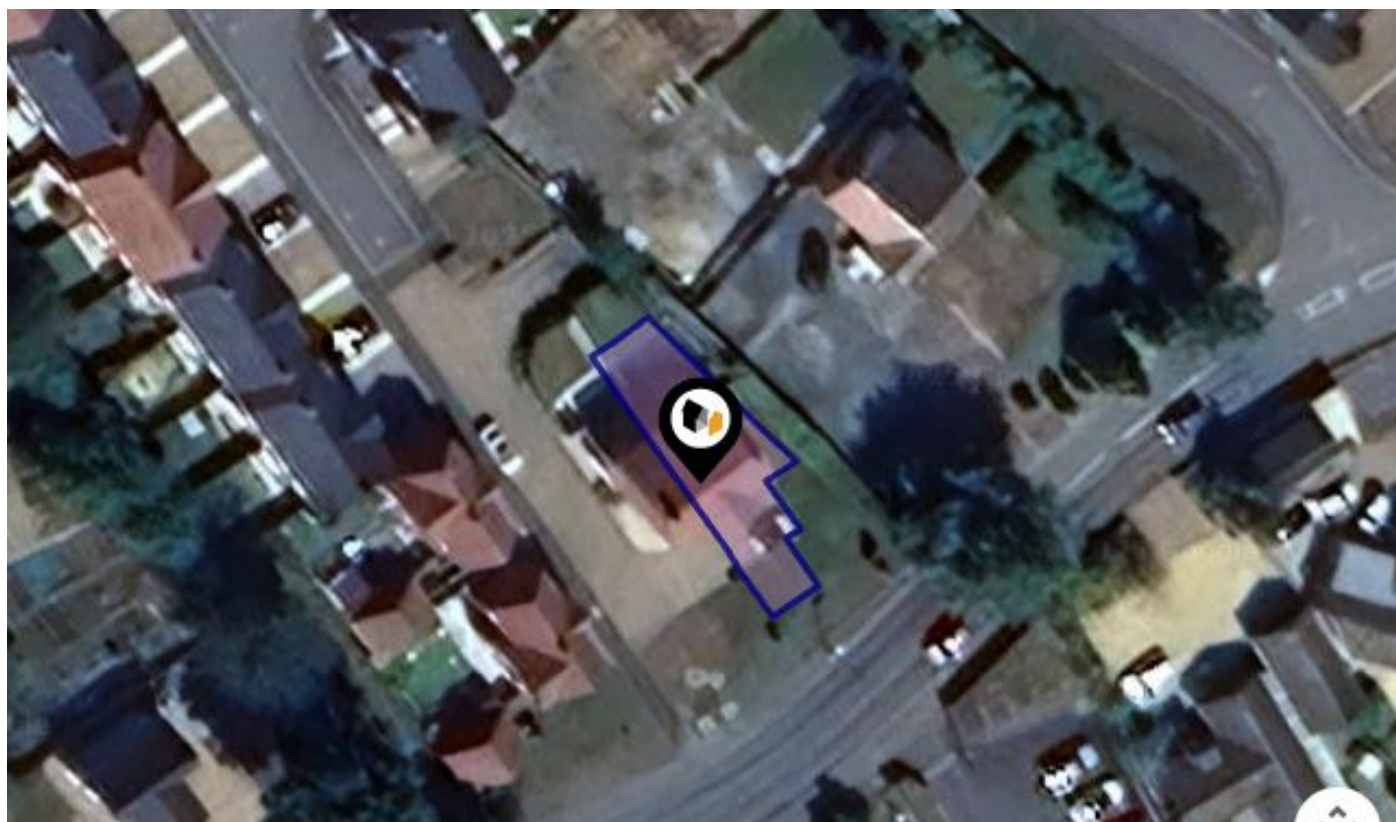


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 18<sup>th</sup> September 2025**



**STALEY GROVE, HIGHLEY, BRIDGNORTH, WV16**

**OIRO : £225,000**

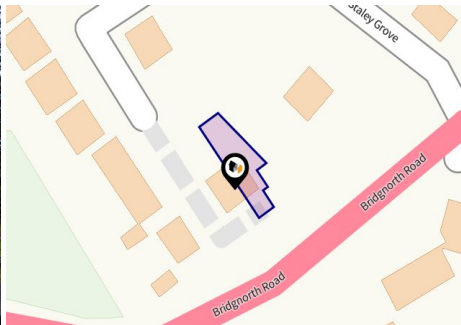
**Mark Garner Powered By EXP**

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## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached                           | OIRO:   | £225,000 |
| Bedrooms:        | 3                                       | Tenure: | Freehold |
| Floor Area:      | 818 ft <sup>2</sup> / 76 m <sup>2</sup> |         |          |
| Plot Area:       | 0.04 acres                              |         |          |
| Year Built :     | 2018                                    |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,804                                  |         |          |
| Title Number:    | SL257566                                |         |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Shropshire                                                                          | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| • Rivers & Seas                                                                     | Very low                                                                            | 17<br>mb/s                                                                          | 59<br>mb/s                                                                            | 1800<br>mb/s                                                                          |
| • Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
|  |  |  |    |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |



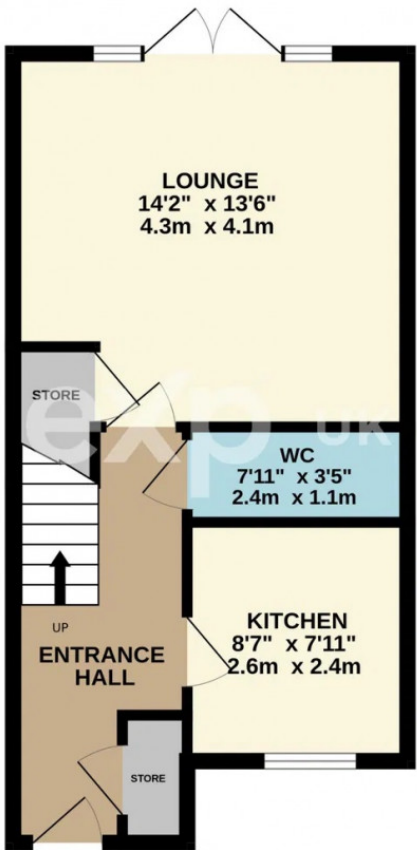




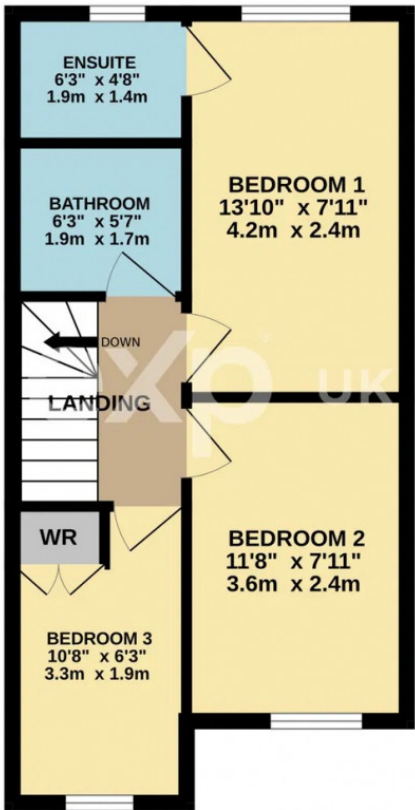


**STALEY GROVE, HIGHLEY, BRIDGNORTH, WV16**

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

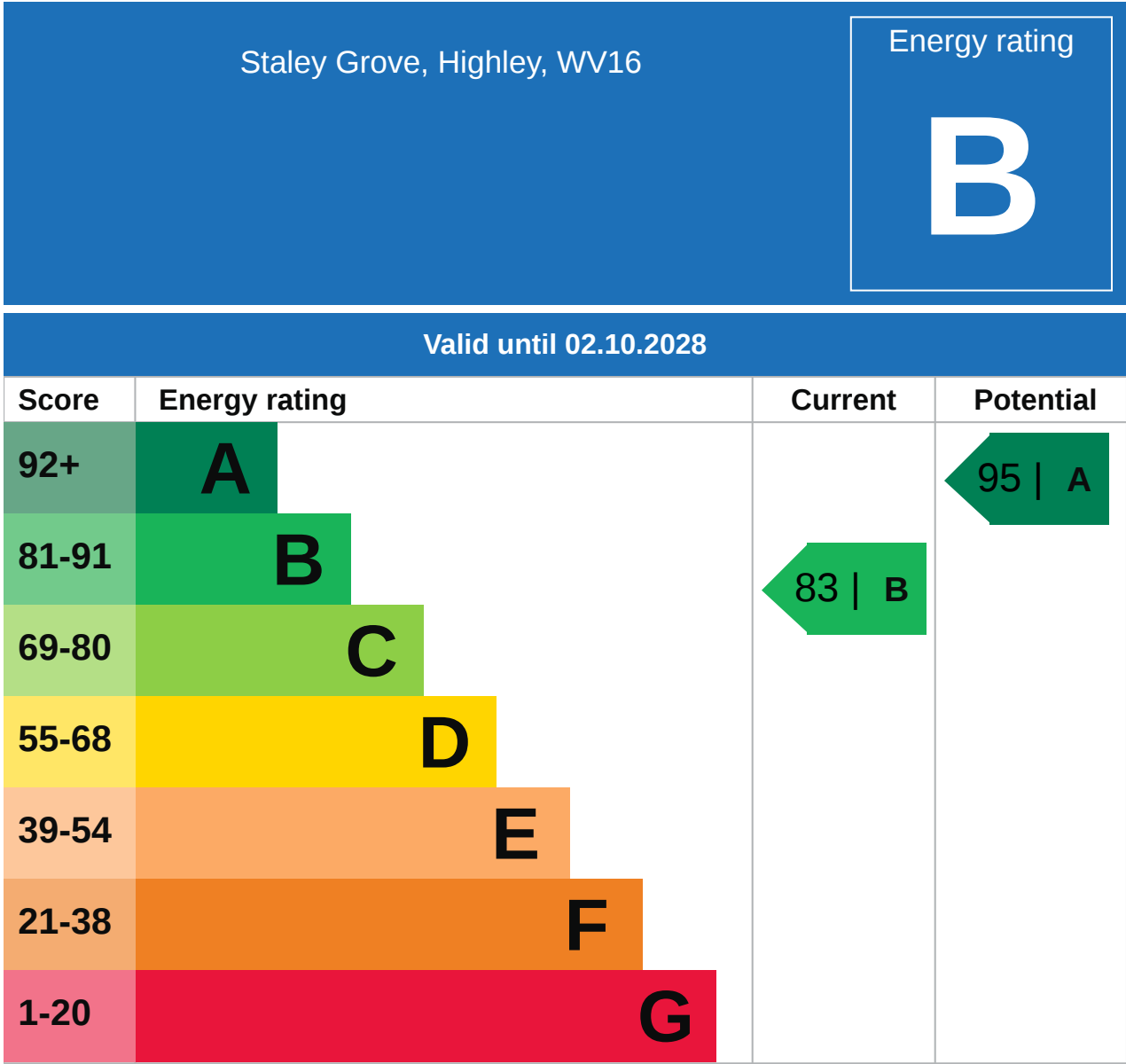


1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 818sq.ft. (76.0 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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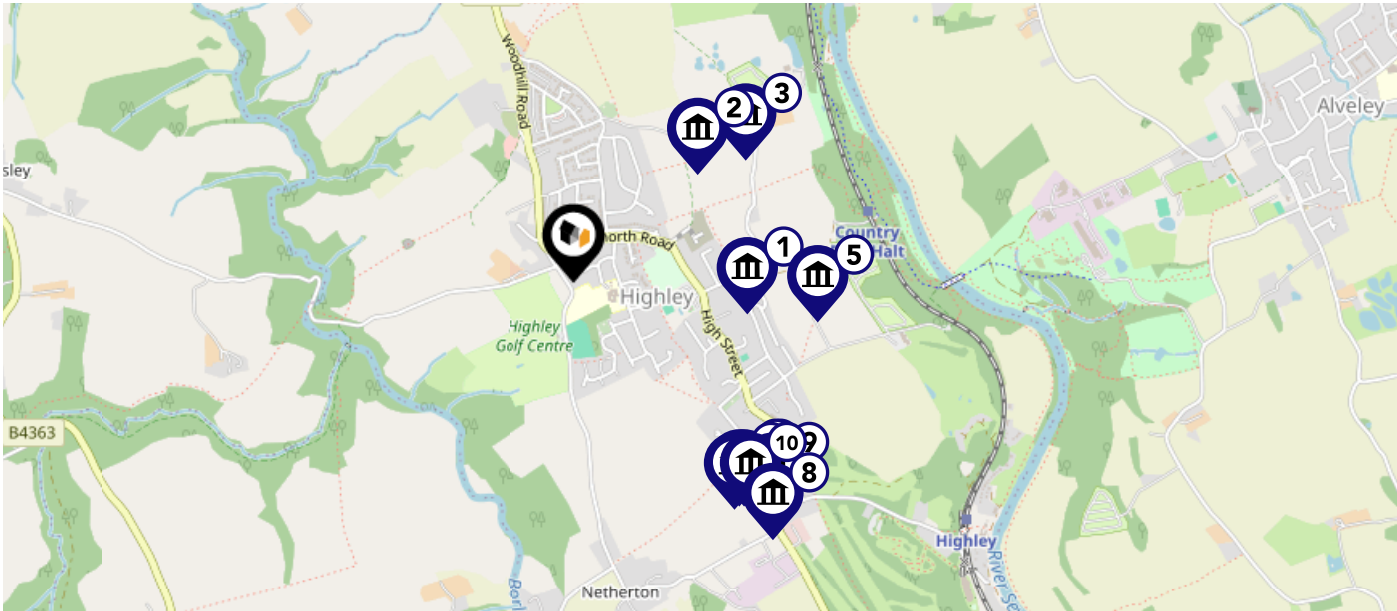
### Additional EPC Data

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <b>Property Type:</b>               | House                                                                       |
| <b>Build Form:</b>                  | Semi-Detached                                                               |
| <b>Transaction Type:</b>            | New dwelling                                                                |
| <b>Energy Tariff:</b>               | Standard tariff                                                             |
| <b>Main Fuel:</b>                   | Mains gas - this is for backwards compatibility only and should not be used |
| <b>Flat Top Storey:</b>             | No                                                                          |
| <b>Top Storey:</b>                  | 0                                                                           |
| <b>Previous Extension:</b>          | 0                                                                           |
| <b>Open Fireplace:</b>              | 0                                                                           |
| <b>Walls:</b>                       | Average thermal transmittance 0.22 W/m-Â°K                                  |
| <b>Walls Energy:</b>                | Very Good                                                                   |
| <b>Roof:</b>                        | Average thermal transmittance 0.08 W/m-Â°K                                  |
| <b>Roof Energy:</b>                 | Very Good                                                                   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                                             |
| <b>Main Heating Controls:</b>       | Time and temperature zone control                                           |
| <b>Hot Water System:</b>            | From main system                                                            |
| <b>Hot Water Energy Efficiency:</b> | Good                                                                        |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                    |
| <b>Floors:</b>                      | Average thermal transmittance 0.11 W/m-Â°K                                  |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                                                           |

# Maps

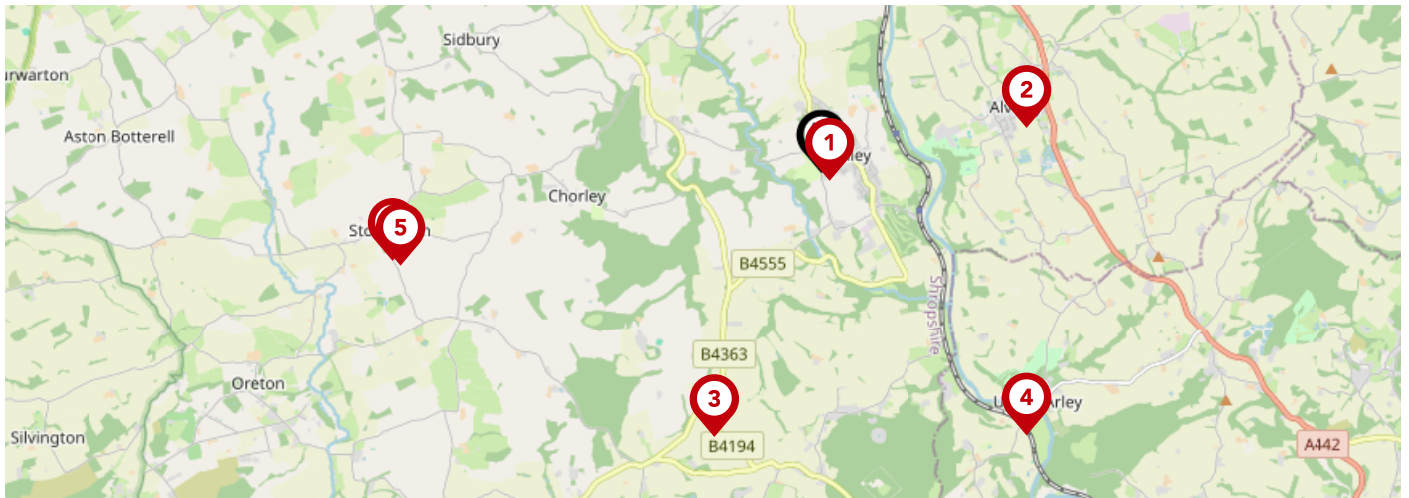
## Listed Buildings

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

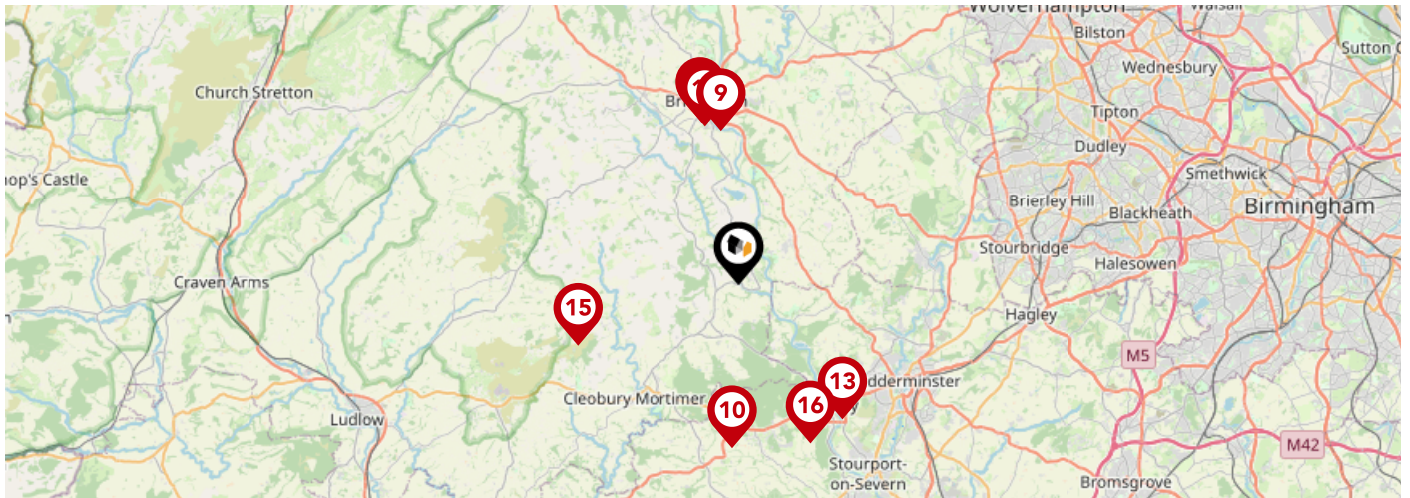


| Listed Buildings in the local district                                                                             | Grade    | Distance  |
|--------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1188740 - The Birches          | Grade II | 0.4 miles |
|  1053866 - Hazelwells           | Grade II | 0.4 miles |
|  1294629 - Woodend              | Grade II | 0.5 miles |
|  1367501 - Churchyard Cross     | Grade II | 0.6 miles |
|  1367502 - Rhea Hall Farm House | Grade II | 0.6 miles |
|  1188730 - Church House         | Grade II | 0.6 miles |
|  1188722 - Church Of St Mary    | Grade II | 0.6 miles |
|  1254252 - The Manor House      | Grade II | 0.7 miles |
|  1053868 - Oak Cottage          | Grade II | 0.7 miles |
|  1431400 - Highley War Memorial | Grade II | 0.7 miles |





|          |                                                                                                   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Highley Community Primary School</b><br>Ofsted Rating: Good   Pupils: 244   Distance:0.11      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Alveley Primary School</b><br>Ofsted Rating: Good   Pupils: 107   Distance:1.89                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Kinlet CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 40   Distance:2.57             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Upper Arley CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 61   Distance:3.01        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Stottesdon CofE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 120   Distance:3.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Compass Community School Vicarage Park</b><br>Ofsted Rating: Good   Pupils: 10   Distance:3.96 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Oldbury Wells School</b><br>Ofsted Rating: Good   Pupils: 771   Distance:5.51                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Castlefields Primary School</b><br>Ofsted Rating: Good   Pupils: 230   Distance:5.54           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

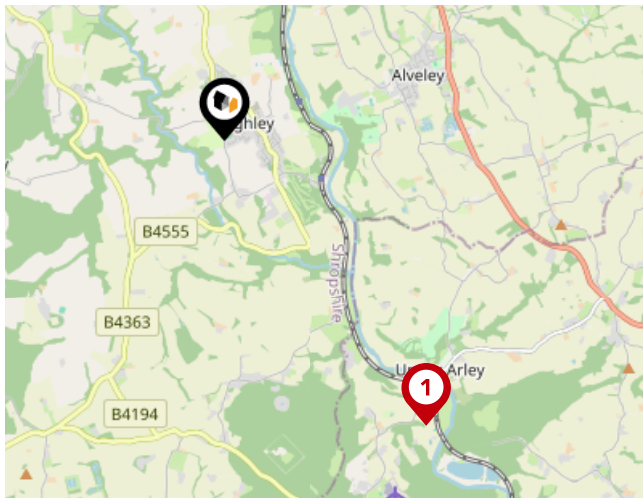


|           |                                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Mary's Bluecoat CofE (VA) Primary School</b><br>Ofsted Rating: Good   Pupils: 189   Distance:5.63                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Far Forest Lea Memorial CofE Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 95   Distance:5.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Bridgnorth Endowed School</b><br>Ofsted Rating: Good   Pupils: 590   Distance:5.9                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>St John's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 196   Distance:6.04                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Wribbenhall School</b><br>Ofsted Rating: Not Rated   Pupils: 6   Distance:6.09                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>St Leonard's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 294   Distance:6.13                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Farlow CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 32   Distance:6.23                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>St Anne's CofE VC Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 253   Distance:6.25           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area

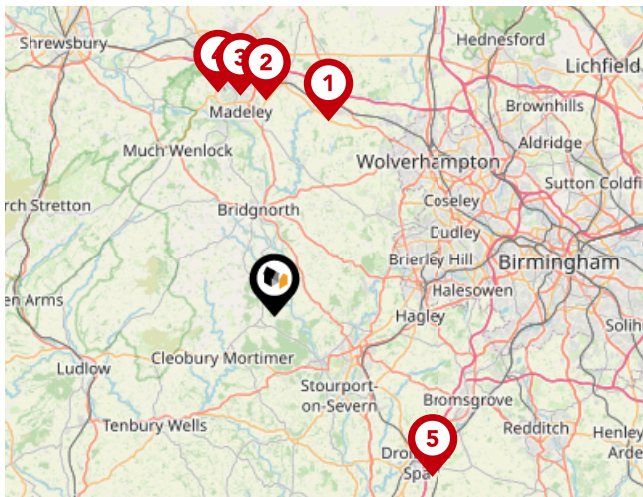
## Transport (National)

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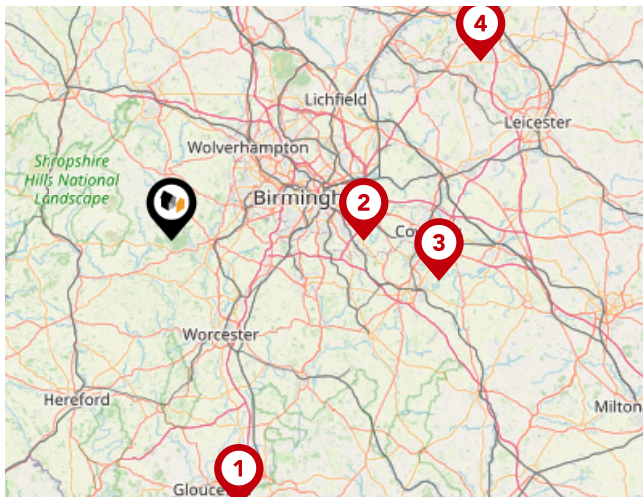
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Severn Valley Rail Station | 3.15 miles |
| 2   | Kidderminster Rail Station | 8.04 miles |
| 3   | Kidderminster Rail Station | 8.05 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M54 J3 | 14.67 miles |
| 2   | M54 J4 | 15.6 miles  |
| 3   | M54 J5 | 16.1 miles  |
| 4   | M54 J6 | 16.72 miles |
| 5   | M5 J5  | 16.25 miles |



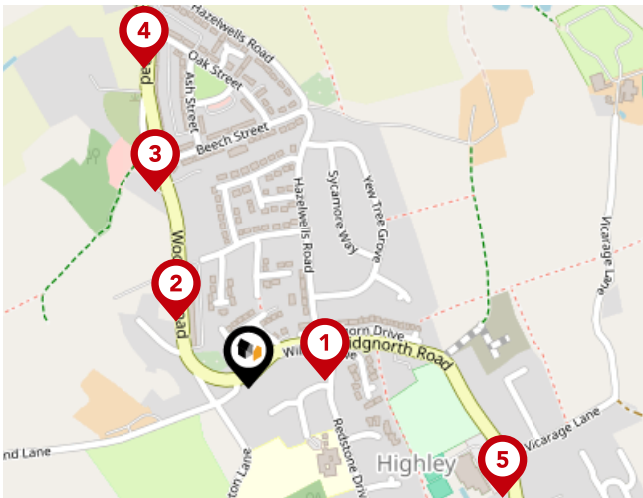
### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Staverton          | 40.06 miles |
| 2   | Birmingham Airport | 27.84 miles |
| 3   | Baginton           | 39.14 miles |
| 4   | East Mids Airport  | 51.49 miles |



# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Willow Drive Jct  | 0.09 miles |
| 2   | Clee View         | 0.11 miles |
| 3   | Castle Inn        | 0.25 miles |
| 4   | Oak Street Jct    | 0.38 miles |
| 5   | Recreation Ground | 0.31 miles |

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**exp** UK

### Mark Garner Powered By EXP

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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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## Important - Please Read

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# Mark Garner Powered By EXP

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