

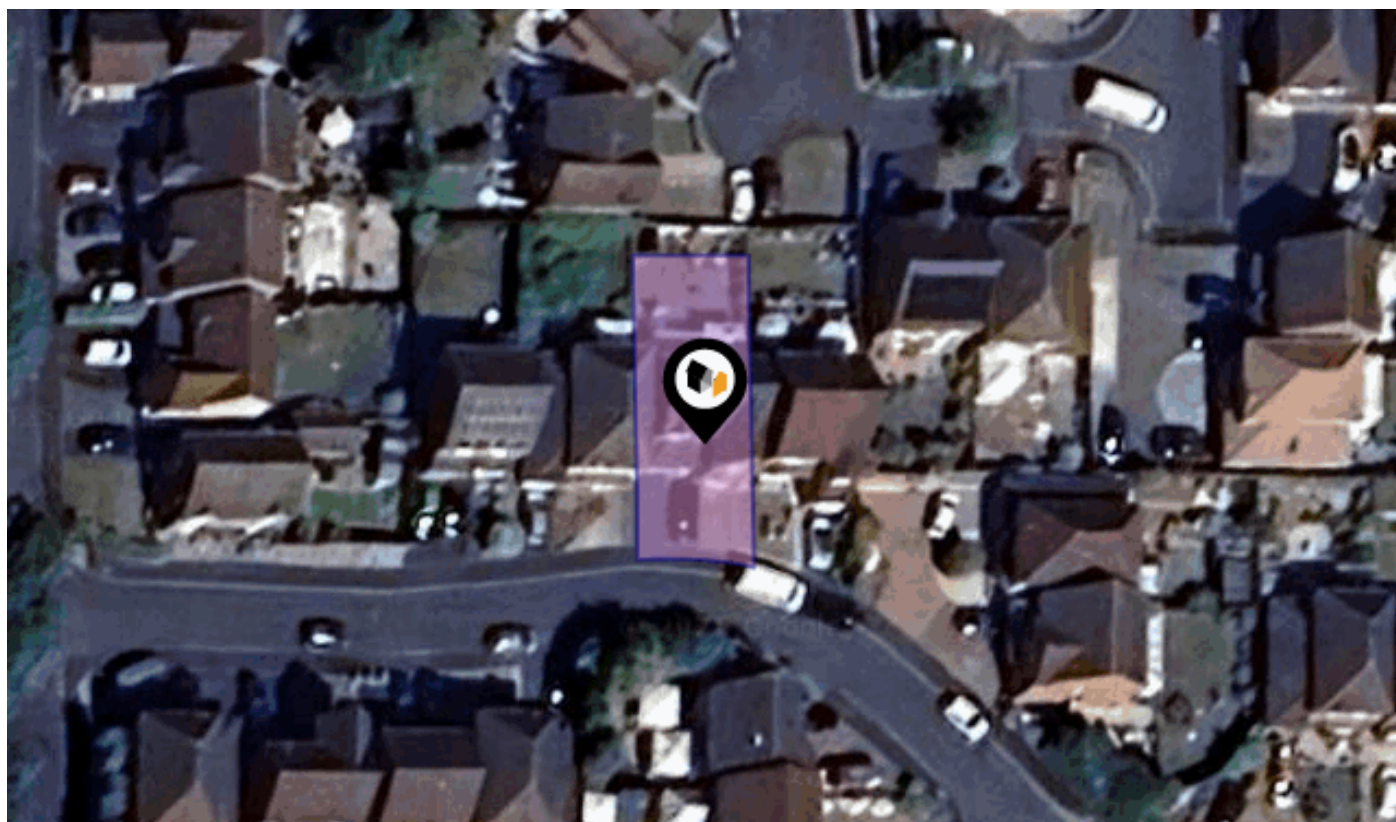


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th November 2025



IRONSTONE CLOSE, ST. GEORGES, TELFORD, TF2

Asking Price : £305,000

Mark Garner Powered By EXP

Telford, TF3

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Property

Type:	Detached	Asking Price:	£305,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,076 ft ² / 100 m ²		
Plot Area:	0.06 acres		
Year Built :	1999		
Council Tax :	Band D		
Annual Estimate:	£2,146		
Title Number:	SL120133		

Local Area

Local Authority:	Telford and Wrekin	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		13	88	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



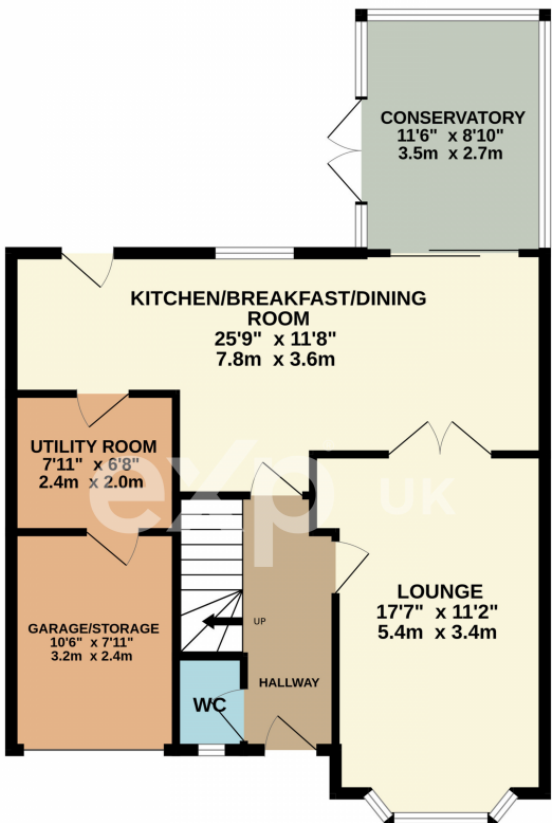




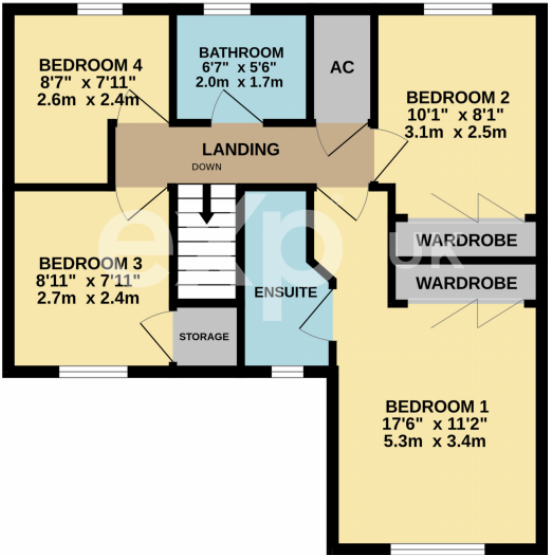


IRONSTONE CLOSE, ST. GEORGES, TELFORD, TF2

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

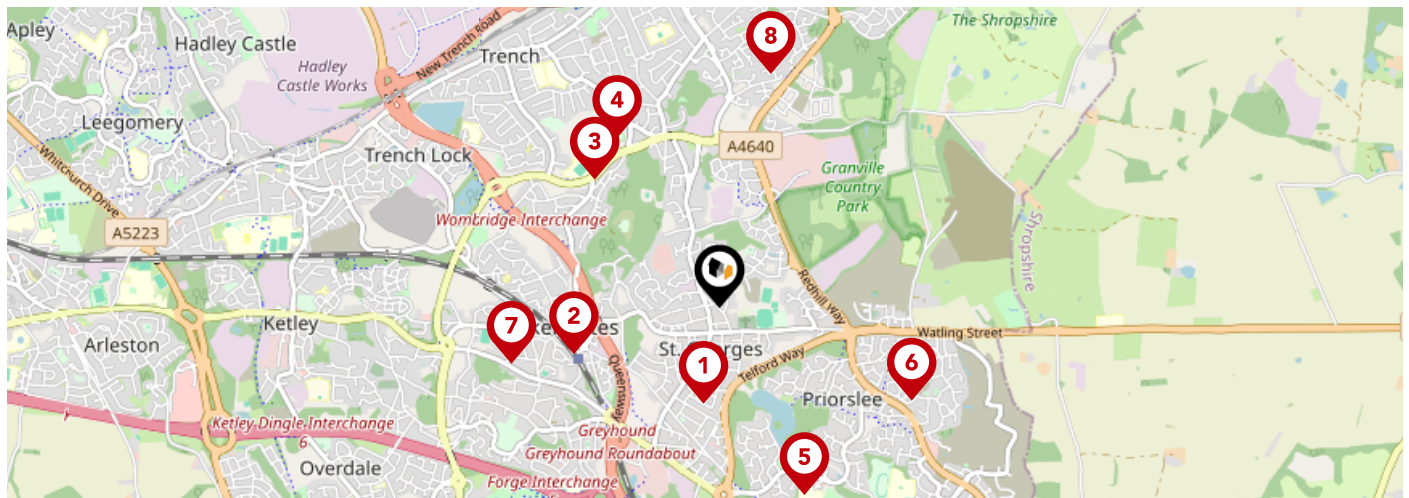


1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.

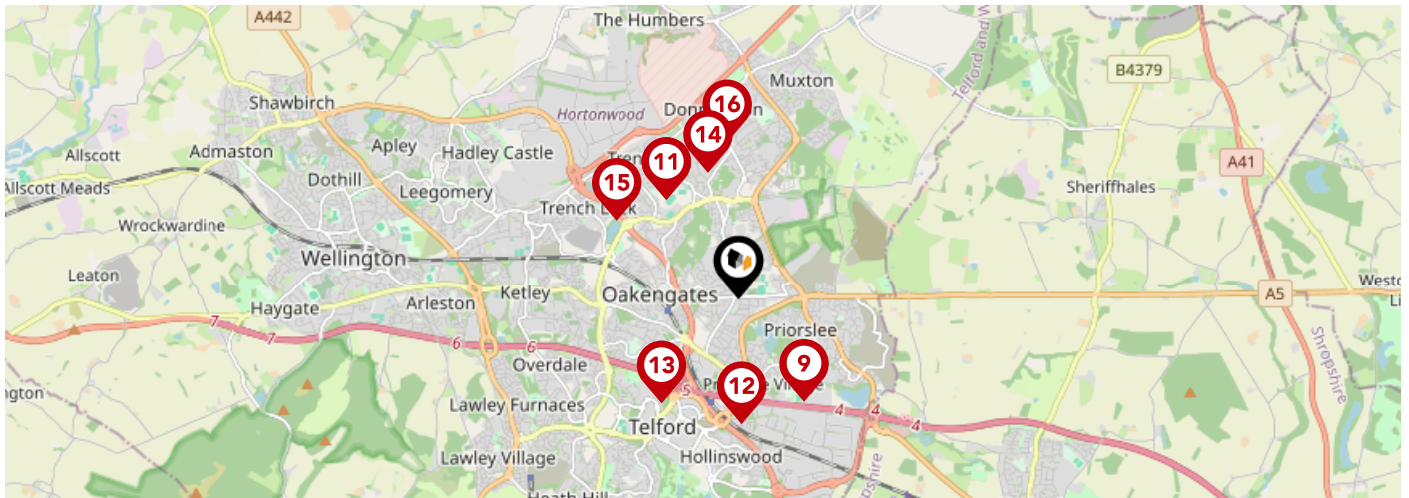


TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.

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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		Nursery	Primary	Secondary	College	Private
1	St George's Church of England Primary School Ofsted Rating: Outstanding Pupils: 557 Distance:0.44	☐	☒	☐	☐	☐
2	Oakengates Nursery School Ofsted Rating: Good Pupils: 60 Distance:0.68	☒	☐	☐	☐	☐
3	The Telford Priory School Ofsted Rating: Requires improvement Pupils:0 Distance:0.8	☐	☐	☒	☐	☐
4	Wrockwardine Wood Infant School and Nursery Ofsted Rating: Good Pupils: 195 Distance:0.89	☐	☒	☐	☐	☐
5	Priorslee Academy Ofsted Rating: Good Pupils: 451 Distance:0.93	☐	☒	☐	☐	☐
6	Redhill Primary Academy Ofsted Rating: Good Pupils: 473 Distance:0.96	☐	☒	☐	☐	☐
7	Wombbridge Primary School Ofsted Rating: Good Pupils: 277 Distance:0.97	☐	☒	☐	☐	☐
8	St Matthew's Church of England Aided Primary School and Nursery Centre Ofsted Rating: Good Pupils: 308 Distance:1.07	☐	☒	☐	☐	☐

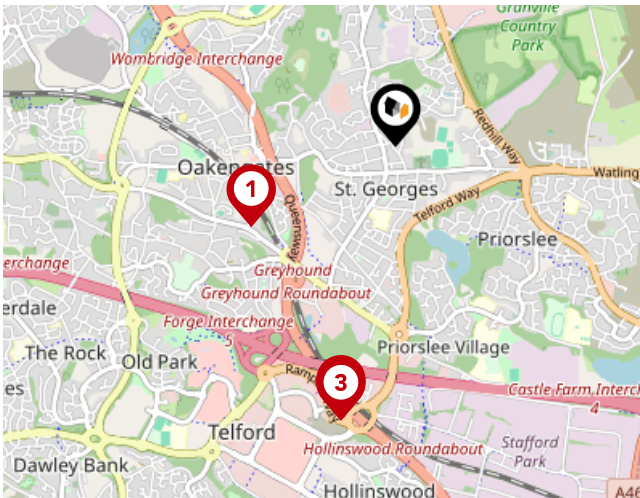


		Nursery	Primary	Secondary	College	Private
9	Holy Trinity Academy Ofsted Rating: Good Pupils: 875 Distance:1.09	☐	☐	☒	☐	☐
10	Wrockwardine Wood Church of England Junior School Ofsted Rating: Good Pupils: 255 Distance:1.1	☐	☒	☐	☐	☐
11	St Luke's Catholic Primary School Ofsted Rating: Good Pupils: 155 Distance:1.1	☐	☒	☐	☐	☐
12	Kickstart Academy Ofsted Rating: Requires improvement Pupils: 46 Distance:1.12	☐	☐	☒	☐	☐
13	Lantern Academy Ofsted Rating: Requires improvement Pupils: 132 Distance:1.16	☐	☒	☐	☐	☐
14	Donnington Wood CofE Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 226 Distance:1.17	☐	☒	☐	☐	☐
15	Teagues Bridge Primary School Ofsted Rating: Requires improvement Pupils: 273 Distance:1.31	☐	☒	☐	☐	☐
16	Donnington Wood Infant School and Nursery Centre Ofsted Rating: Good Pupils: 179 Distance:1.42	☐	☒	☐	☐	☐

Area

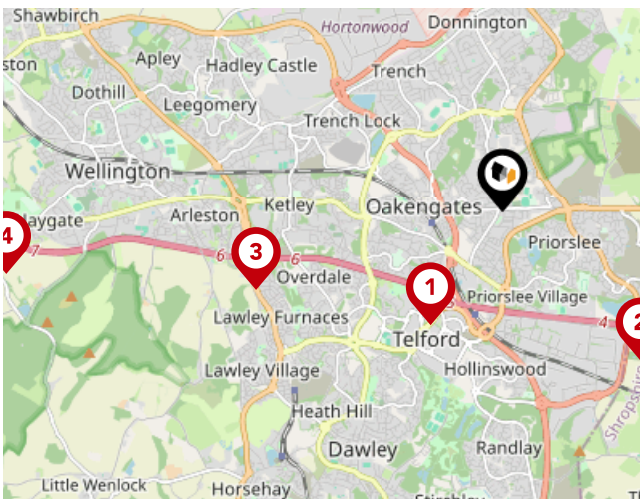
Transport (National)

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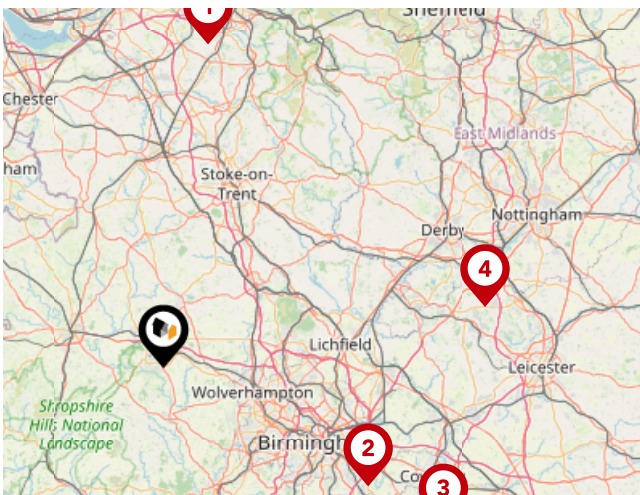
National Rail Stations

Pin	Name	Distance
1	Oakengates Rail Station	0.74 miles
2	Telford Central Rail Station	1.24 miles
3	Telford Central Rail Station	1.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J5	1.21 miles
2	M54 J4	1.81 miles
3	M54 J6	2.32 miles
4	M54 J7	4.5 miles
5	M54 J3	6.31 miles

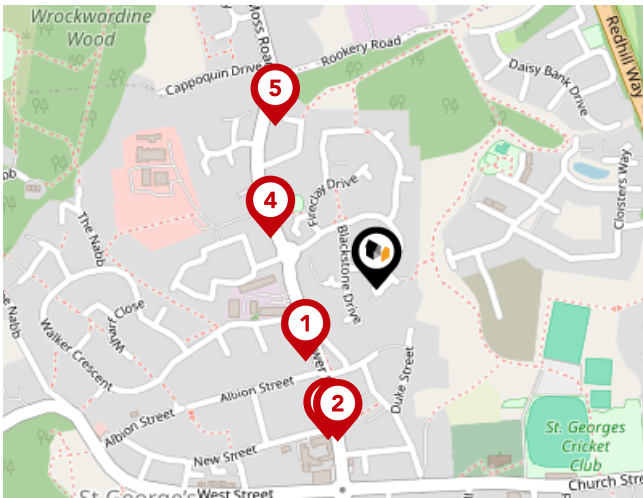


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	46.73 miles
2	Birmingham Airport	34.11 miles
3	Baginton	46.43 miles
4	East Mids Airport	47.12 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walker Crescent	0.11 miles
2	New Street	0.18 miles
3	New Street	0.18 miles
4	The Talbot	0.13 miles
5	Cappoquin Drive	0.22 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/

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mark Garner Powered By EXP and therefore no warranties can be given as to their good working order.

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Data Quality

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