

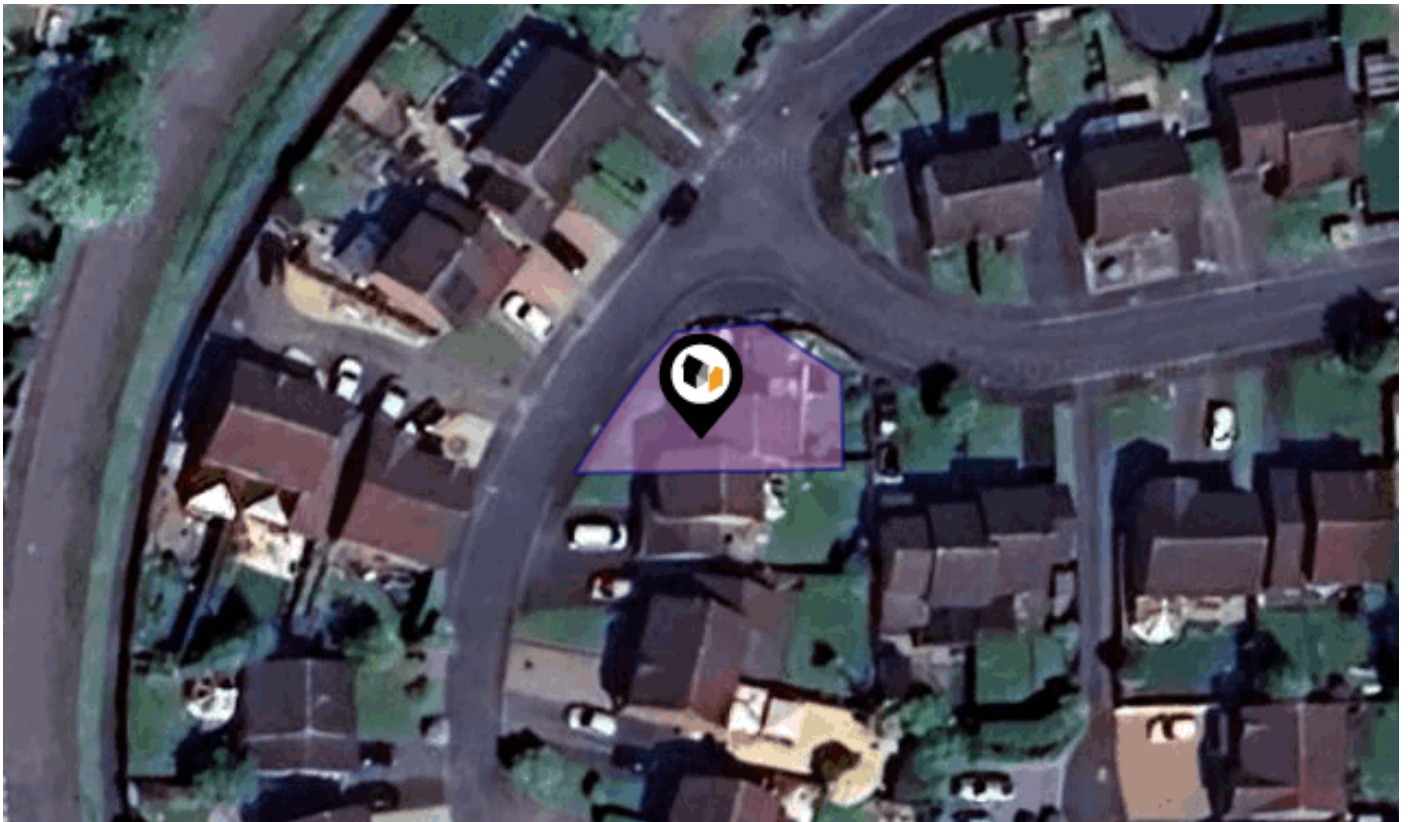


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 15<sup>th</sup> October 2025**



**MARSH MEADOW CLOSE, TELFORD, TF1**

**OIRO : £200,000**

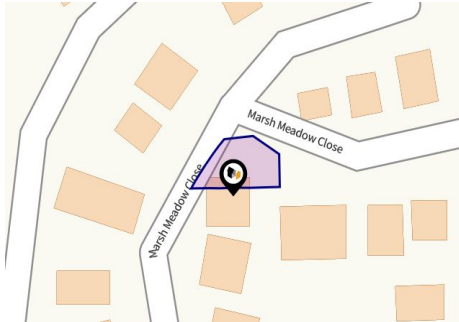
**Mark Garner Powered By EXP**

Telford, TF3

07789647226

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exp.uk.com



## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Semi-Detached                           | OIRO:   | £200,000 |
| Bedrooms:        | 2                                       | Tenure: | Freehold |
| Floor Area:      | 613 ft <sup>2</sup> / 57 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                              |         |          |
| Year Built :     | 1991-1995                               |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,669                                  |         |          |
| Title Number:    | SL48368                                 |         |          |

## Local Area

|  |                    |  |      |      |
|--|--------------------|--|------|------|
| Local Authority:                             | Telford and wrekin | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast) |      |      |
| Conservation Area:                           | No                 | 5  | 80   | 1800 |
| Flood Risk:                                  |                    | mb/s   | mb/s | mb/s |
| • Rivers & Seas                              | Very low           |  |      |      |
| • Surface Water                              | Very low           |  |      |      |
| Mobile Coverage:<br>(based on calls indoors) |                    | Satellite/Fibre TV Availability:                                 |      |      |
|  |                    |  |      |      |
|  |                    |  |      |      |
|  |                    |  |      |      |





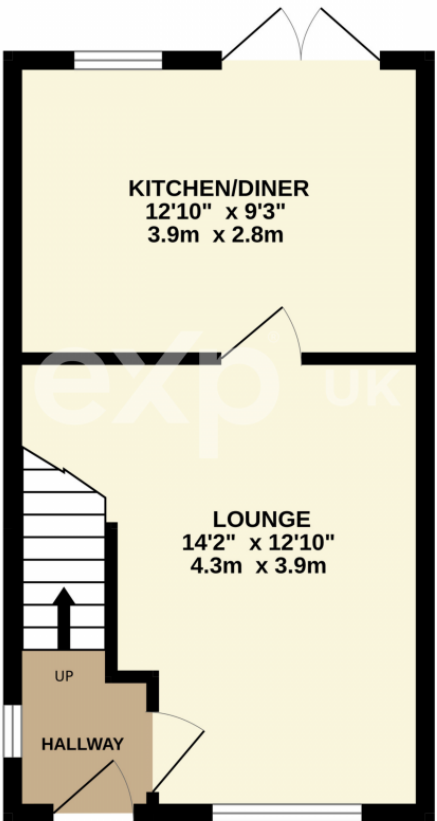




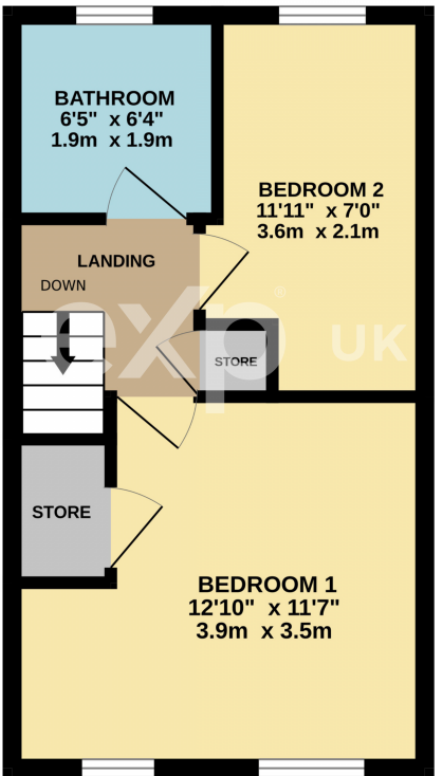


MARSH MEADOW CLOSE, TELFORD, TF1

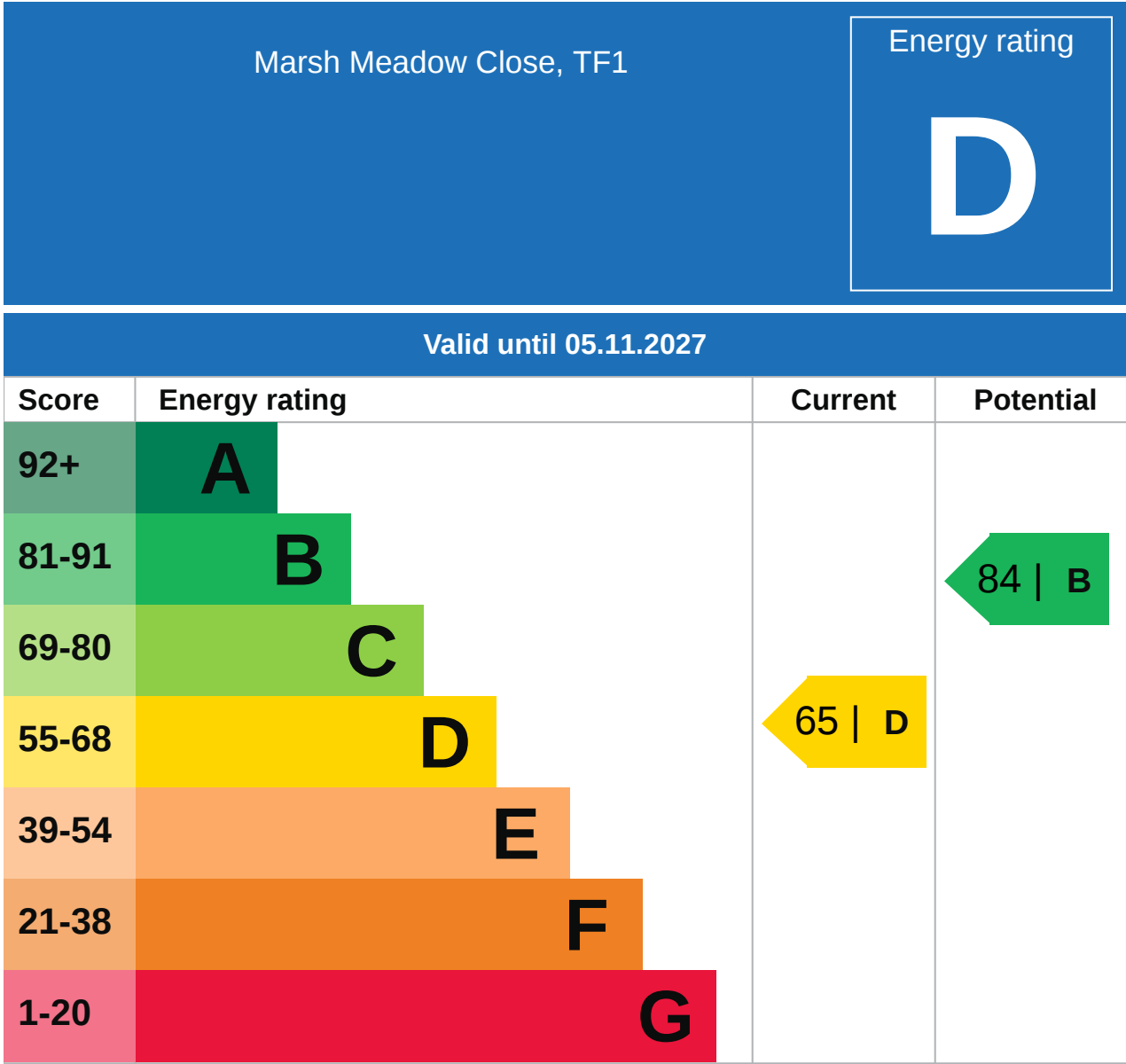
GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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

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|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Semi-Detached                               |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed before 2002        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation             |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer and room thermostat              |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 44% of fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)              |
| <b>Total Floor Area:</b>            | 57 m <sup>2</sup>                           |

## 27, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 24/01/2025 | 03/08/2007 | 18/12/1996 | 11/08/1995 |
| Last Sold Price: | £200,000   | £172,000   | £51,950    | £51,000    |

## 30, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |            |            |
|------------------|------------|------------|------------|------------|------------|------------|
| Last Sold Date:  | 06/08/2024 | 28/02/2018 | 12/07/2013 | 03/06/2005 | 11/06/1999 | 03/03/1997 |
| Last Sold Price: | £210,000   | £140,000   | £117,000   | £115,000   | £51,500    | £46,000    |

## 19, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |            |            |
|------------------|------------|------------|------------|------------|------------|------------|
| Last Sold Date:  | 14/05/2024 | 27/05/2016 | 12/03/2010 | 13/03/2002 | 30/09/1999 | 08/09/1995 |
| Last Sold Price: | £210,000   | £129,950   | £129,000   | £69,950    | £47,995    | £41,950    |

## 22, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 11/04/2024 | 18/10/2010 | 06/09/2002 |
| Last Sold Price: | £218,000   | £121,000   | £72,000    |

## 29, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 30/10/2023 | 04/12/2012 | 29/08/1997 |
| Last Sold Price: | £208,000   | £125,000   | £46,000    |

## 20, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 04/11/2022 | 04/11/2011 |
| Last Sold Price: | £281,000   | £167,000   |

## 34, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |            |            |
|------------------|------------|------------|------------|------------|------------|------------|
| Last Sold Date:  | 21/10/2022 | 27/08/2008 | 07/05/2004 | 27/09/2002 | 15/06/2001 | 16/01/1998 |
| Last Sold Price: | £150,000   | £103,000   | £80,000    | £59,950    | £43,000    | £33,750    |

## 1, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 05/08/2022 | 07/02/1997 |
| Last Sold Price: | £300,000   | £68,950    |

## 9, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 18/10/2019 |
| Last Sold Price: | £179,000   |

## 4, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 30/09/2019 | 03/09/2002 |
| Last Sold Price: | £264,000   | £167,500   |

## 2, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 27/07/2018 | 10/10/2014 |
| Last Sold Price: | £240,000   | £198,000   |

## 8, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 23/02/2018 | 08/10/1999 |
| Last Sold Price: | £134,000   | £50,000    |

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



## 36, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 31/01/2018 | 18/03/2016 | 23/06/2000 | 30/06/1995 |
| Last Sold Price: | £96,000    | £84,000    | £39,000    | £34,250    |

## 26, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |            |
|------------------|------------|------------|------------|------------|------------|
| Last Sold Date:  | 03/11/2017 | 02/02/2007 | 14/02/2003 | 06/10/2000 | 16/03/1998 |
| Last Sold Price: | £162,000   | £149,500   | £96,950    | £68,800    | £51,000    |

## 33, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 14/06/2017 | 24/08/2007 |
| Last Sold Price: | £93,000    | £119,950   |

## 31, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 31/03/2016 | 16/06/2006 |
| Last Sold Price: | £133,000   | £128,000   |

## 37, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 01/04/2014 | 12/05/2006 | 11/04/2003 | 29/05/2001 |
| Last Sold Price: | £180,000   | £180,000   | £139,995   | £95,500    |

## 12, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 07/08/2012 | 02/07/2004 | 18/12/1998 | 29/11/1996 |
| Last Sold Price: | £119,000   | £108,000   | £46,000    | £45,500    |

## 11, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 26/05/2011 | 30/06/2006 | 01/10/2004 | 01/08/1997 |
| Last Sold Price: | £125,000   | £120,000   | £115,000   | £45,000    |

## 18, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 25/06/2010 | 30/10/1995 |
| Last Sold Price: | £125,000   | £45,600    |

## 25, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 05/02/2010 | 09/03/2000 | 04/11/1996 |
| Last Sold Price: | £143,000   | £61,995    | £51,500    |

## 35, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 17/02/2006 |
| Last Sold Price: | £96,500    |

## 16, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 14/04/2005 | 01/04/1999 |
| Last Sold Price: | £138,000   | £56,500    |

## 24, Marsh Meadow Close, Telford, TF1 3PZ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 13/05/1999 | 24/11/1997 |
| Last Sold Price: | £67,000    | £63,500    |

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

**17, Marsh Meadow Close, Telford, TF1 3PZ**

Last Sold Date: 14/08/1998  
Last Sold Price: £55,500

**10, Marsh Meadow Close, Telford, TF1 3PZ**

Last Sold Date: 15/06/1998  
Last Sold Price: £51,500

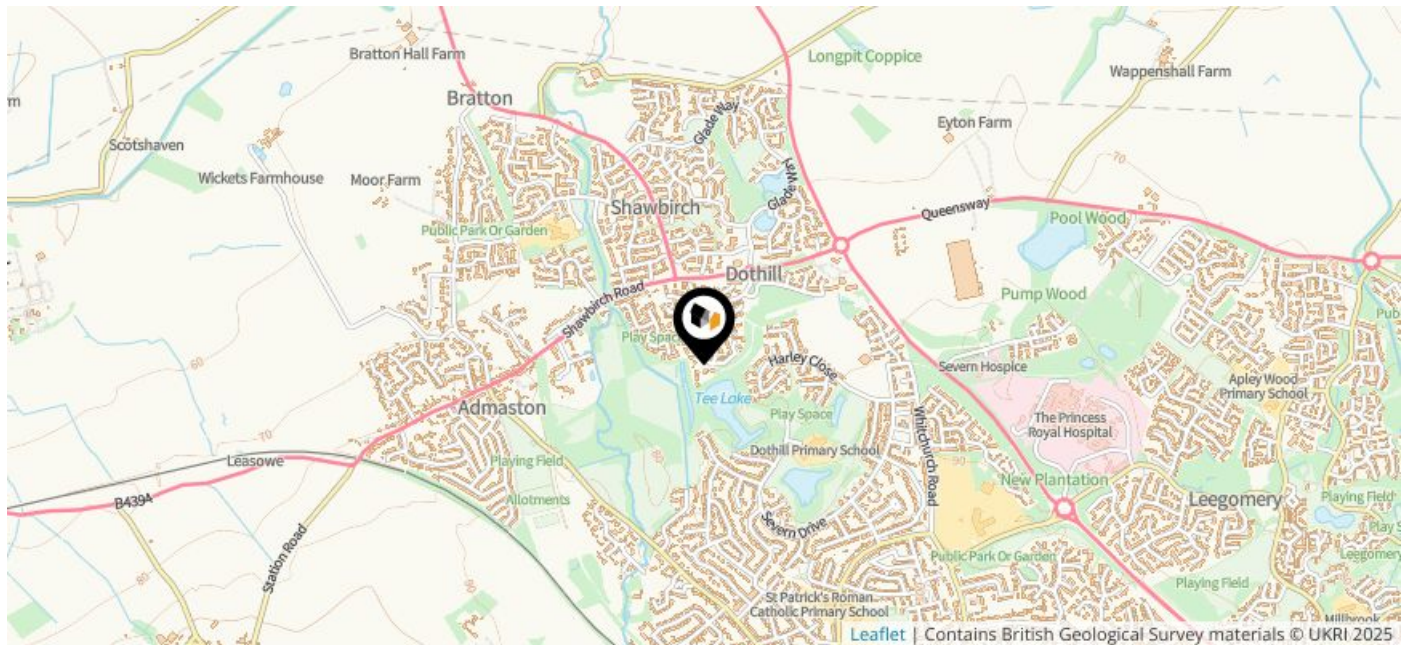
**7, Marsh Meadow Close, Telford, TF1 3PZ**

Last Sold Date: 13/06/1997  
Last Sold Price: £46,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



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.

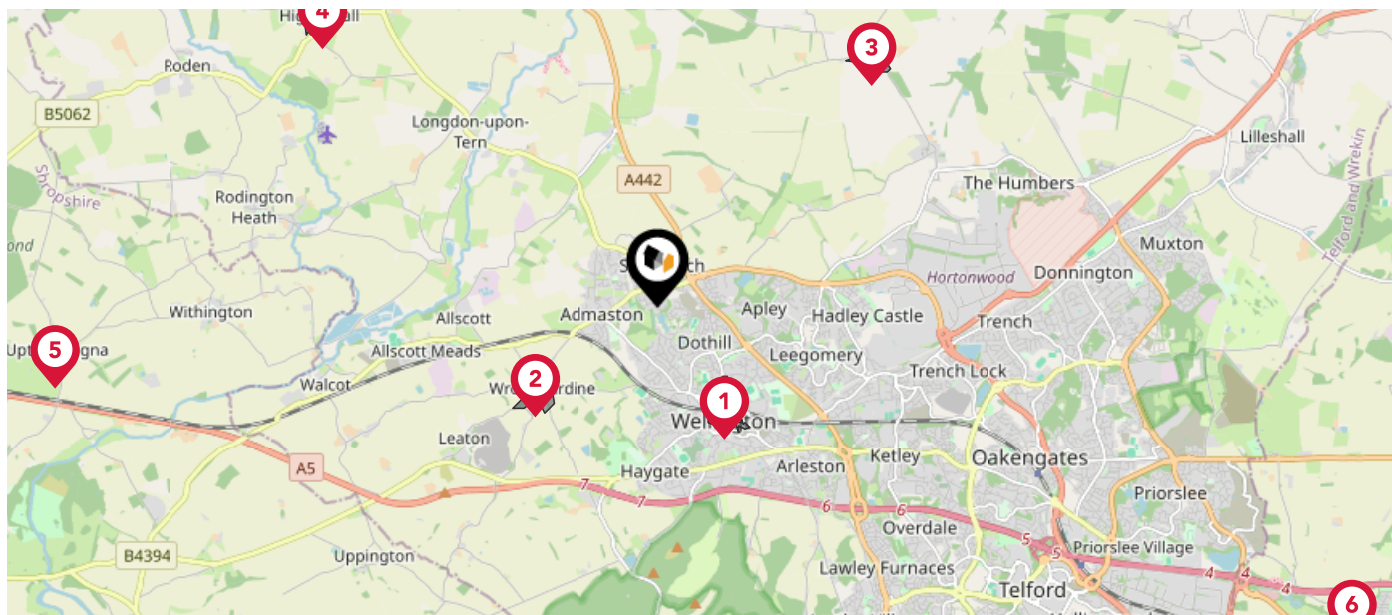
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

MARK GARNER  
exp UK

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



Wellington



Wrockwardine



Kynnersley



High Ercall



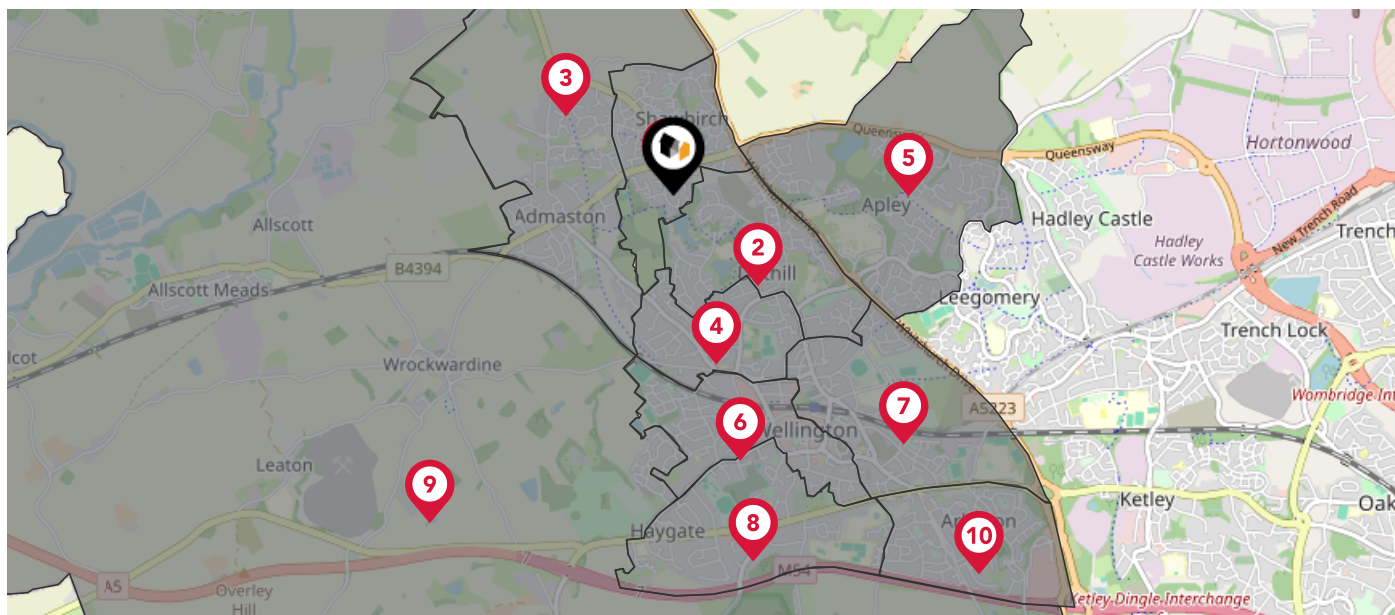
Upton Magna



Haughton



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Shawbirclyp Ward



Dothill Ward



Admaston & Bratton Ward



Park Ward



Apley Castle Ward



Haygate Ward



College Ward



Ercall Ward

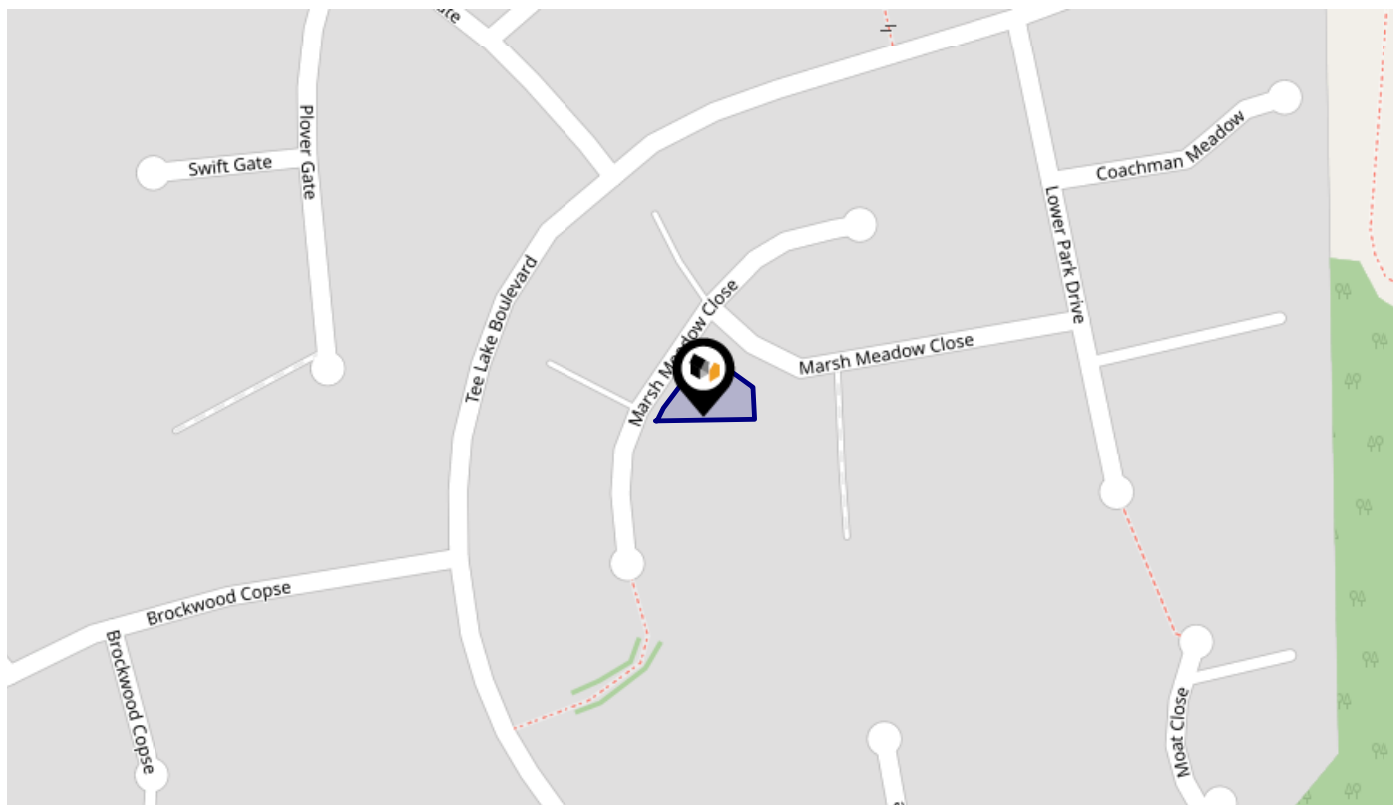


Wrockwardine Ward



Arleston Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

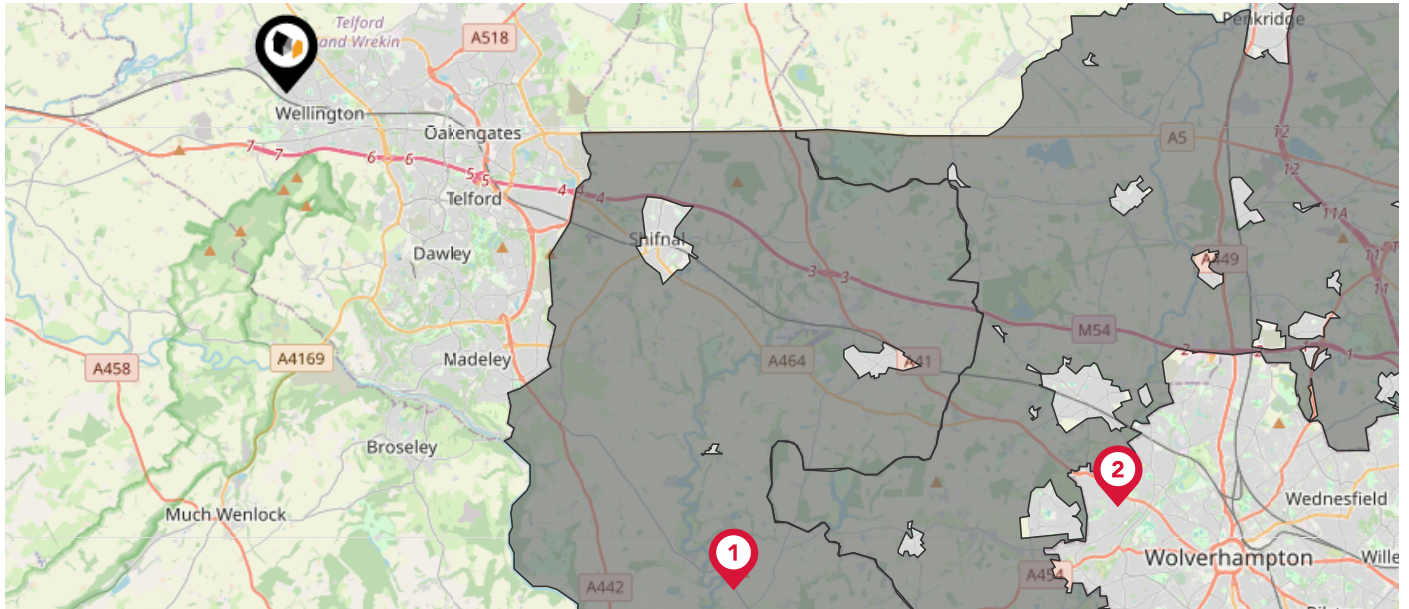
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

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



### Nearby Green Belt Land

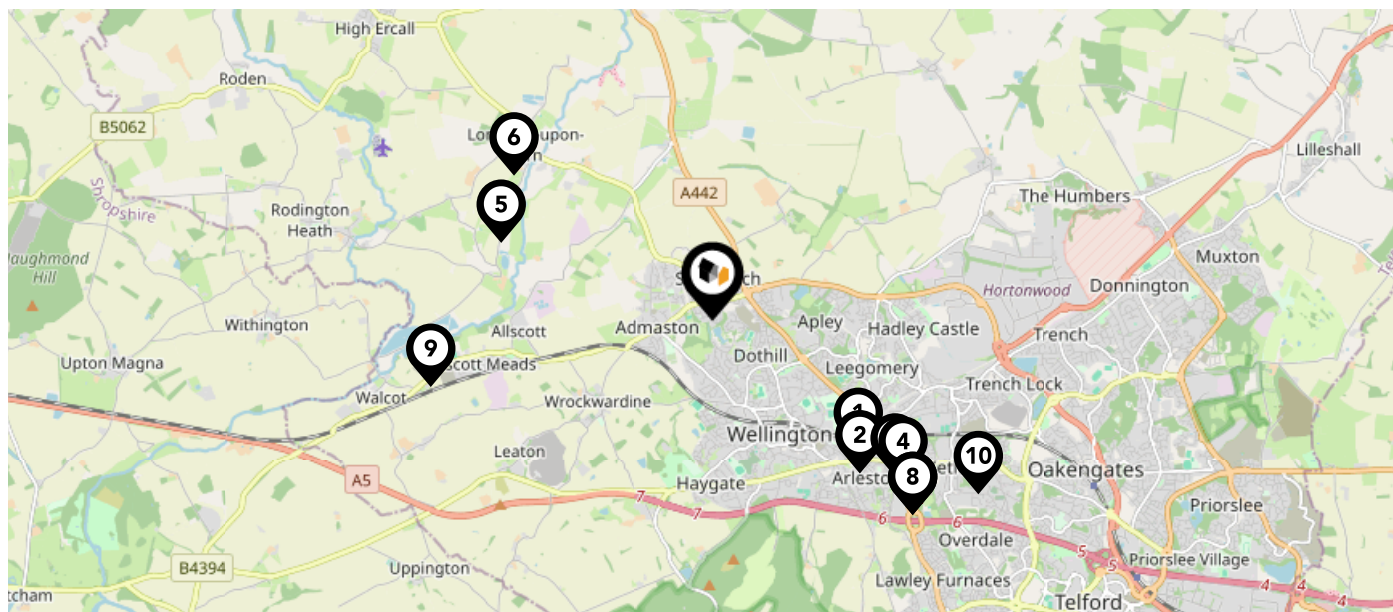


Birmingham Green Belt - Shropshire



Birmingham Green Belt - South Staffordshire

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

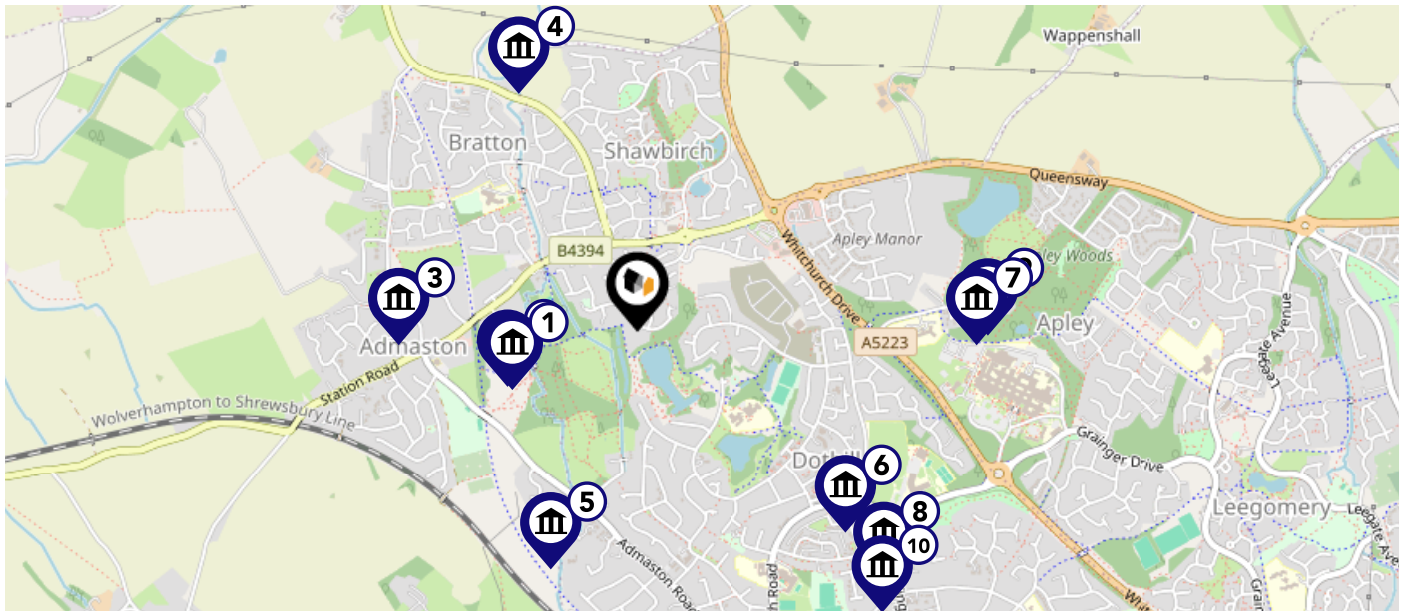


### Nearby Landfill Sites

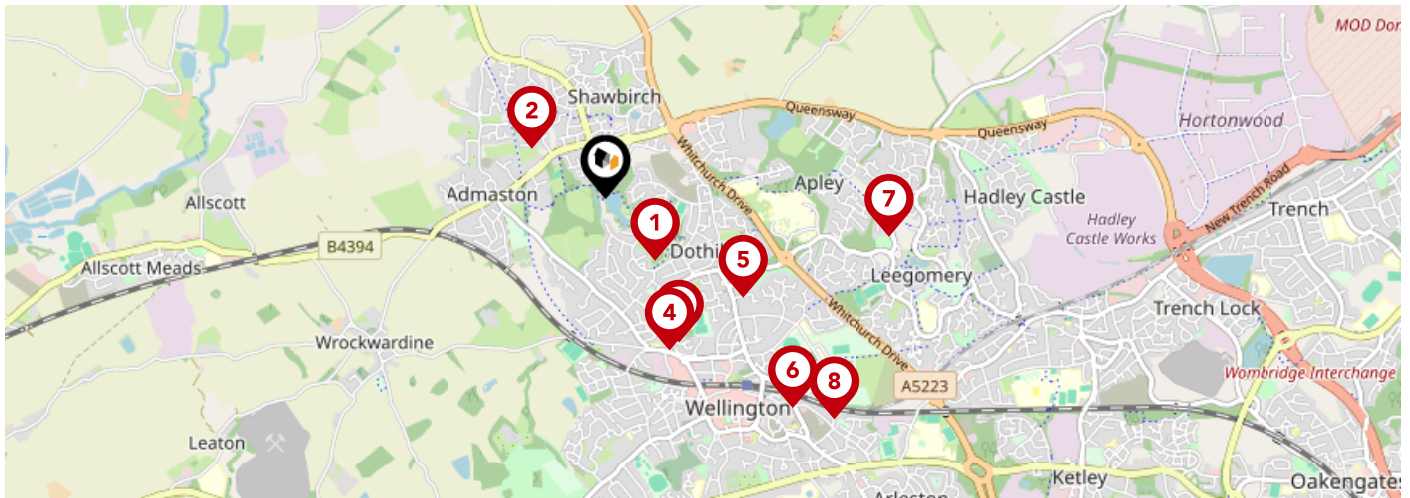
|           |   |                   |  |
|-----------|---|-------------------|--|
| <b>1</b>  | Whitchurch Drive-Hadley, Wellington, Shropshire   | Historic Landfill |  |
| <b>2</b>  | Bucks Head-Wellington, Shropshire   | Historic Landfill |  |
| <b>3</b>  | Ketley Sands-Ketley Sands, Ketley, Telford, Shropshire  | Historic Landfill |  |
| <b>4</b>  | Ketley Sands-Wellington, Salop, Shropshire  | Historic Landfill |  |
| <b>5</b>  | Isombridge Quarry, Longden On Tern-Isombridge Quarry, Longden On Tern, Near Telford, Shropshire | Historic Landfill |  |
| <b>6</b>  | The Brick Yard, The Old Site-The Old Brick Yard, Longden On Tern, Telford, Shropshire           | Historic Landfill |  |
| <b>7</b>  | EA/EPR/RP3099CL/V002  | Active Landfill   |  |
| <b>8</b>  | EA/EPR/EB3005UF/V004  | Active Landfill   |  |
| <b>9</b>  | EA/EPR/RP3399CT/A001  | Active Landfill   |  |
| <b>10</b> | 77 Hollyhead Road, Ketley-Rear of 77 Hollyhead Road, Ketley, Telford, Shropshire                | Historic Landfill |  |



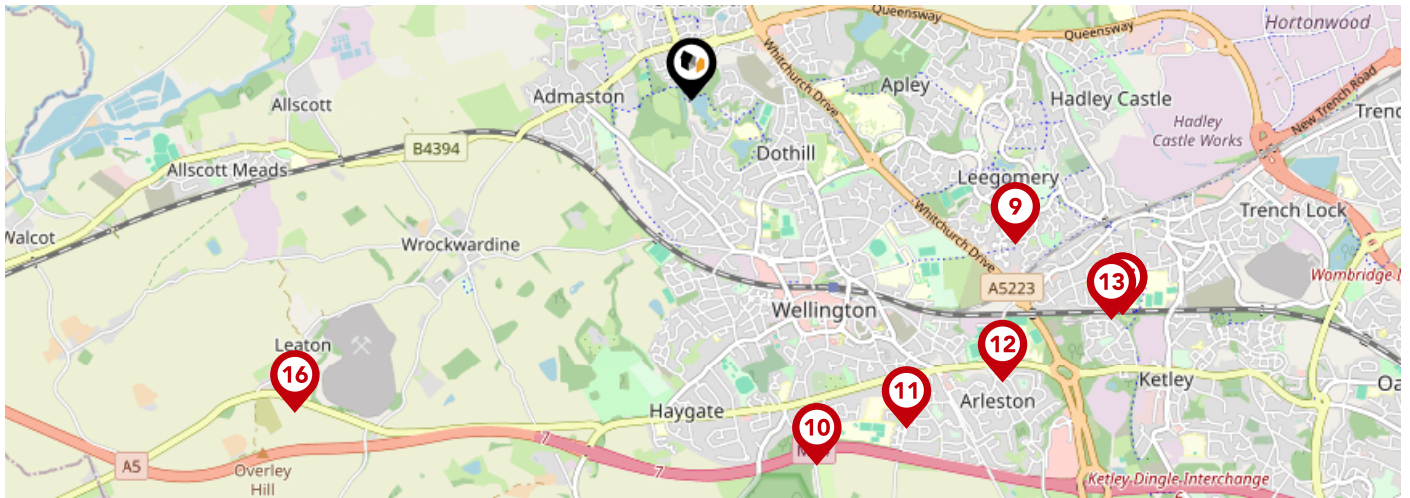
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1033334 - Well Head Immediately East Of Admaston Spa  | Grade II | 0.3 miles |
|  1351988 - Admaston Spa  | Grade II | 0.3 miles |
|  1033333 - Admaston Farm Farmhouse   | Grade II | 0.5 miles |
|  1210165 - Bratton Farmhouse   | Grade II | 0.6 miles |
|  1352010 - Donnerville Hall  | Grade II | 0.6 miles |
|  1033326 - Dothill House   | Grade II | 0.7 miles |
|  1030948 - Former Kitchen Garden Walls To West Of Stables At Apley Castle  | Grade II | 0.8 miles |
|  1033332 - 38 Whitchurch Road  | Grade II | 0.8 miles |
|  1258310 - Former Kitchen Garden Walls And Attached Barn And Outbuildings To North West Of Stables At Apley Castle | Grade II | 0.8 miles |
|  1352015 - Prospect House  | Grade II | 0.8 miles |



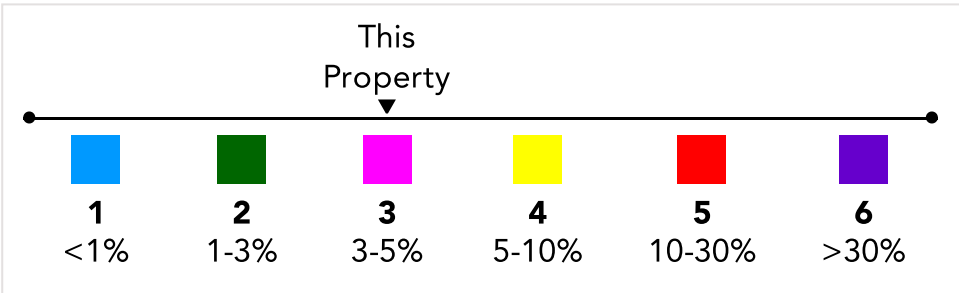
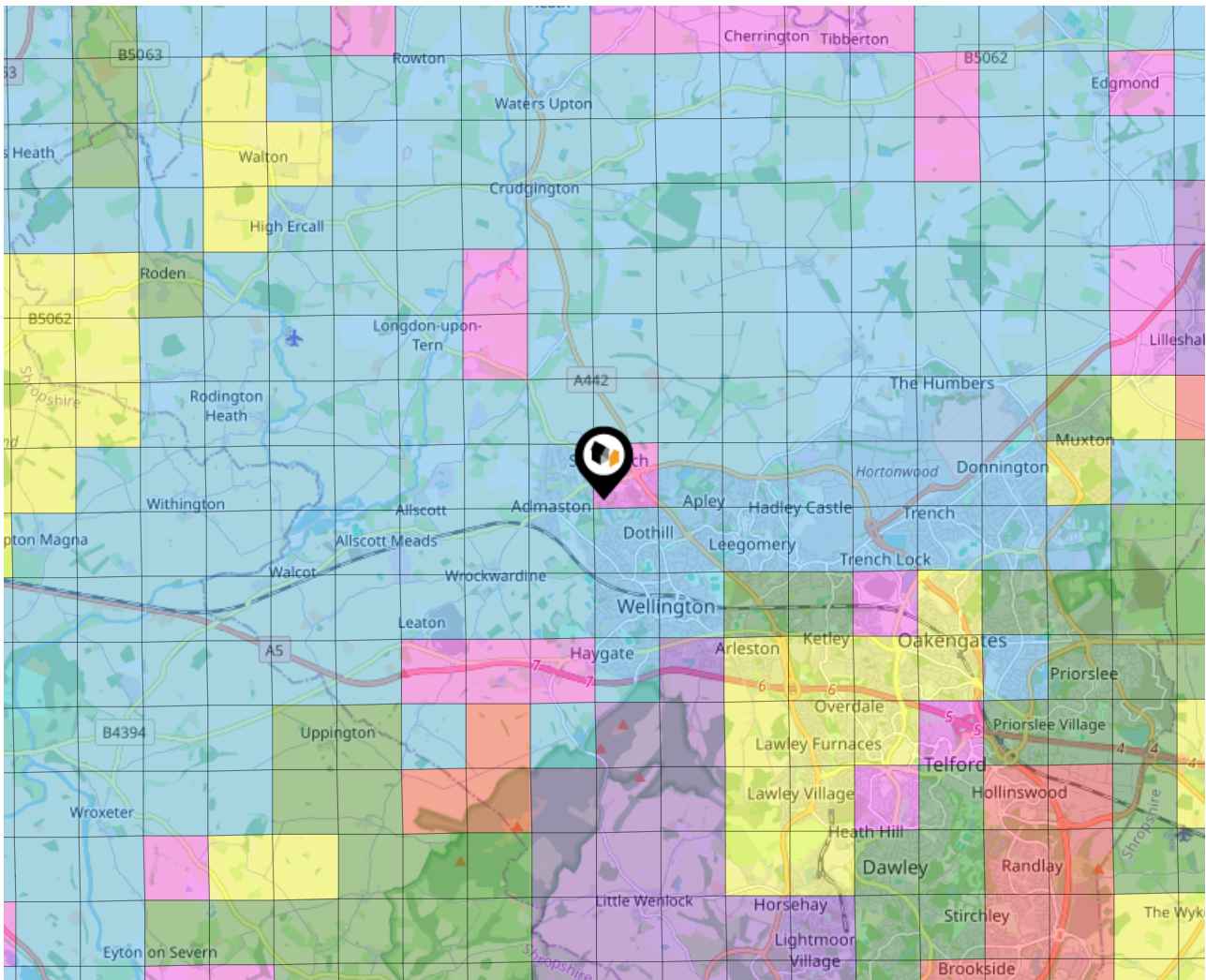
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Dothill Primary School</b><br>Ofsted Rating: Good   Pupils: 383   Distance:0.36                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Peter's Bratton Church of England Academy</b><br>Ofsted Rating: Outstanding   Pupils: 414   Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Wrekin View Primary School</b><br>Ofsted Rating: Good   Pupils: 478   Distance:0.72                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Patrick's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.74                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Charlton School</b><br>Ofsted Rating: Good   Pupils: 1229   Distance:0.76                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Wrekin College</b><br>Ofsted Rating: Not Rated   Pupils: 551   Distance:1.26                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Apley Wood Primary Academy</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.29                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Old Hall School</b><br>Ofsted Rating: Not Rated   Pupils: 233   Distance:1.43                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



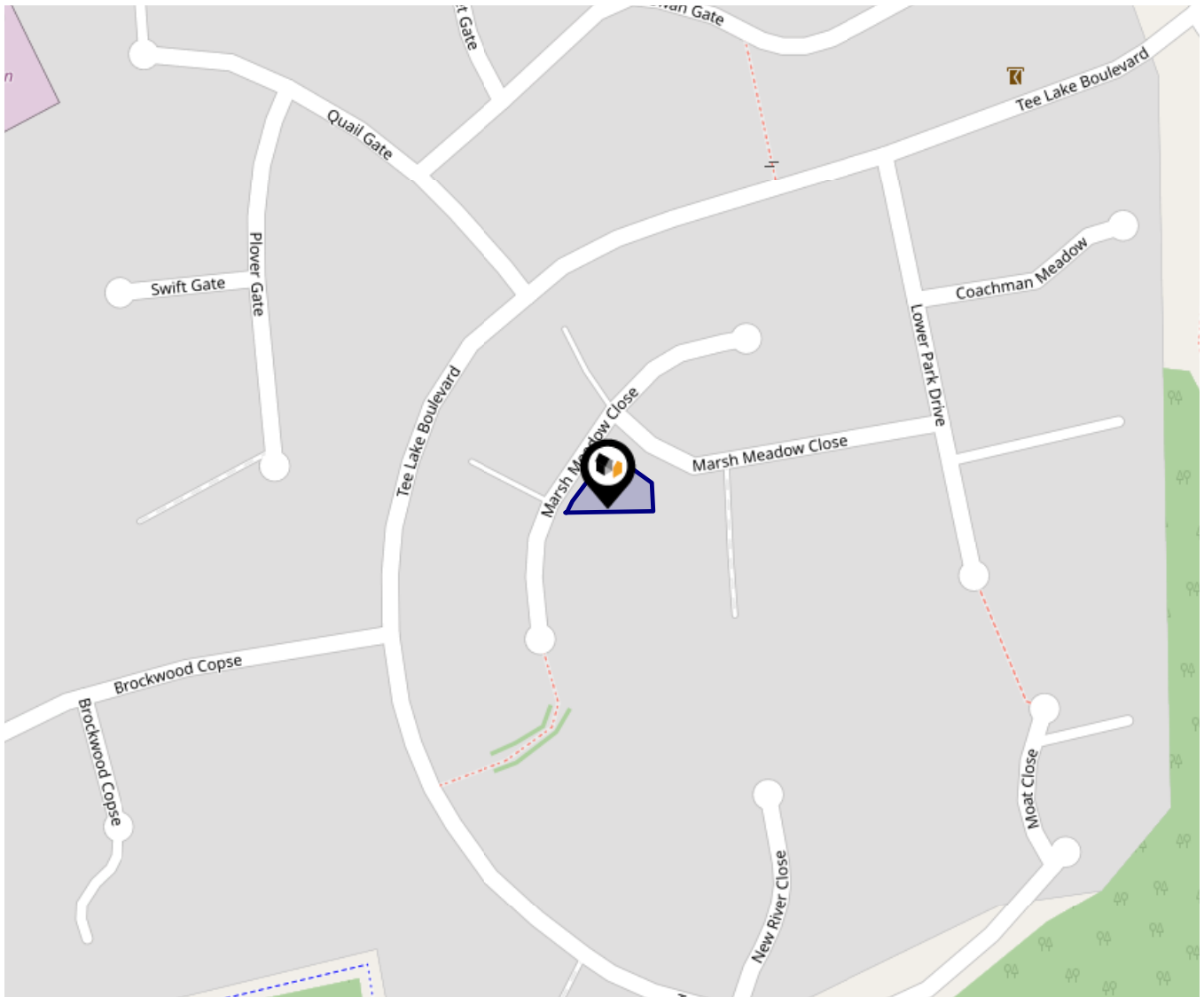
|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Millbrook Primary School</b><br>Ofsted Rating: Good   Pupils: 480   Distance:1.59                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Ercall Wood Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 943   Distance:1.73          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Short Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 568   Distance:1.76                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Telford College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.88                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>The Bridge at HLC</b><br>Ofsted Rating: Outstanding   Pupils: 213   Distance:2.13                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Hadley Learning Community - Primary Phase</b><br>Ofsted Rating: Good   Pupils: 661   Distance:2.17    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Hadley Learning Community - Secondary Phase</b><br>Ofsted Rating: Good   Pupils: 1250   Distance:2.17 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Overley Hall School</b><br>Ofsted Rating: Good   Pupils: 21   Distance:2.27                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).







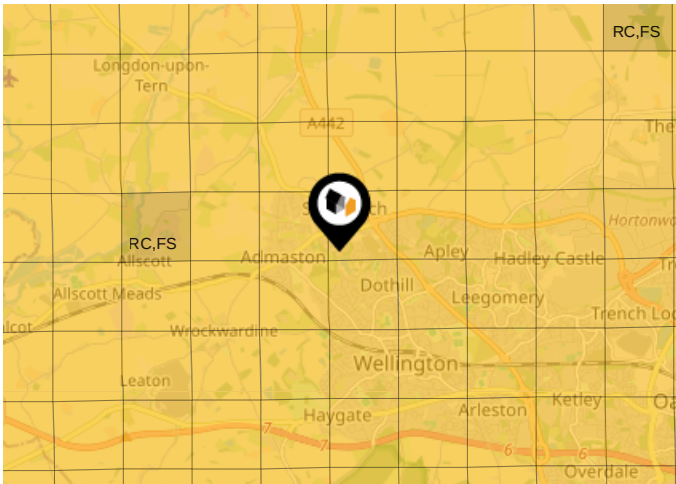
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                  |                      |                    |
|-------------------------------|----------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |



Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

MARK GARNER  
**exp** UK

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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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