

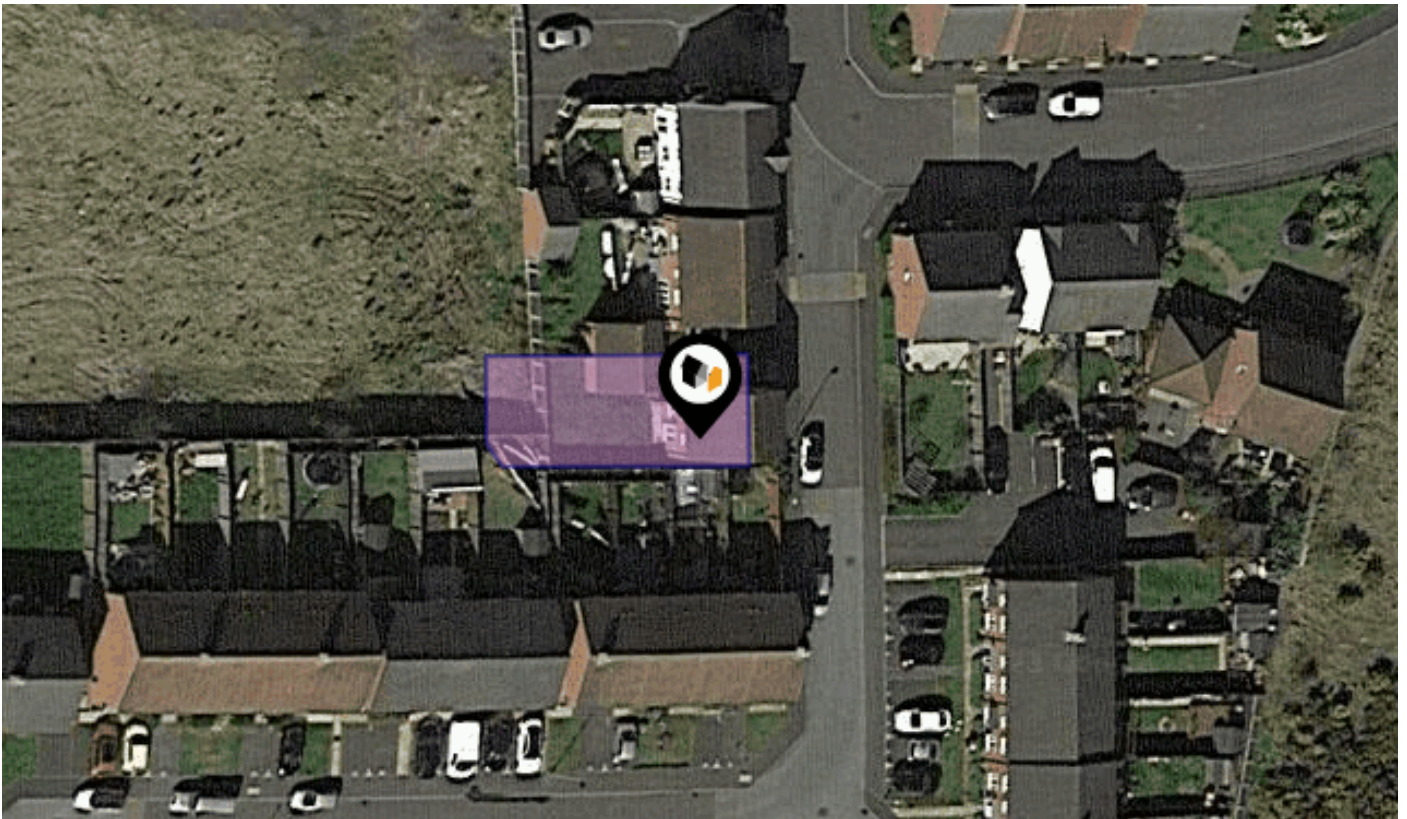


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd June 2023



6, ST. GEORGES AVENUE, ST. GEORGES, TELFORD, TF2 9FZ

Goodchilids Estate Agents & Lettings

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www.goodchilids-uk.com/branches/telford-estate-agents/sales

Property Overview



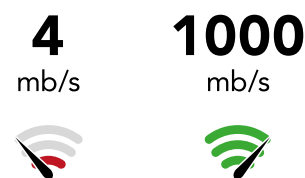
Property

Type:	Detached	Last Sold Date:	24/05/2013
Bedrooms:	3	Last Sold Price:	£165,500
Floor Area:	904 ft ² / 84 m ²	Last Sold £/ft²:	£183
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	2013		
Council Tax :	Band D		
Annual Estimate:	£1,887		
Title Number:	SL222121		
UPRN:	10090446260		

Local Area

Local Authority:	Telford And Wrekin
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

6 ST GEORGES AVENUE, TELFORD, TF2 9FZ

Energy rating

C

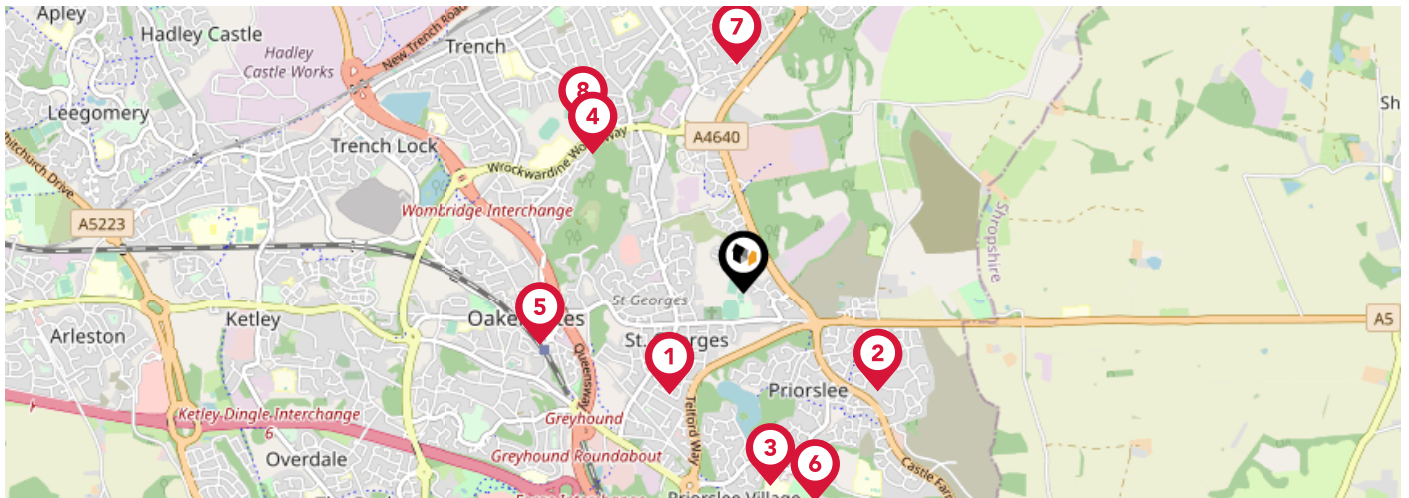
Valid until 09.12.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

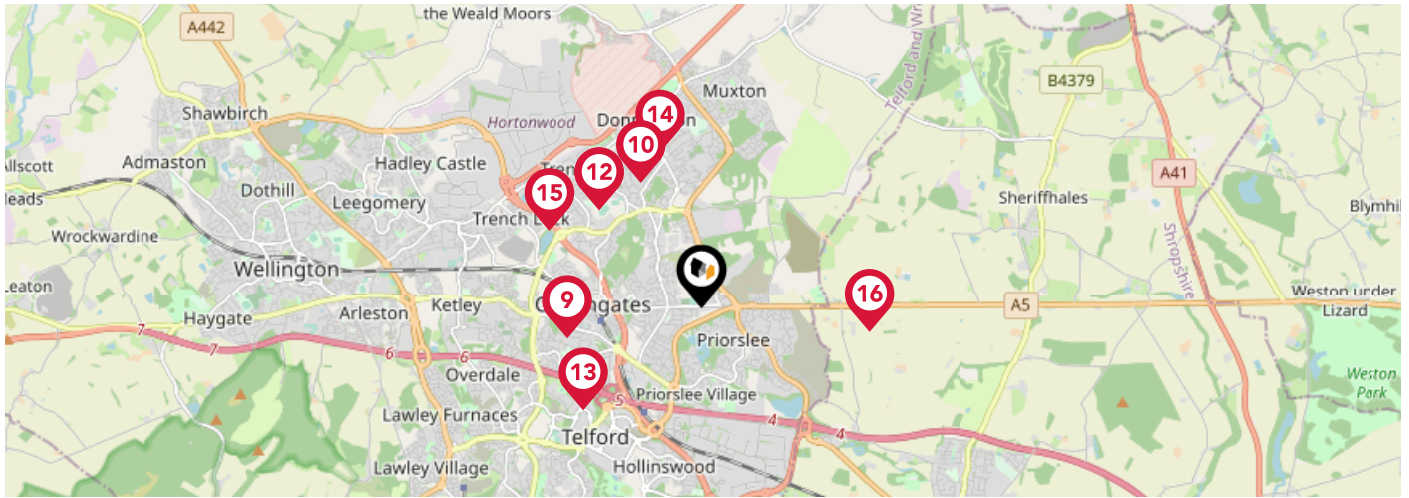
Property Type:	Detached house
Walls:	Average thermal transmittance 0.32 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Lighting Energy:	Average
Floors:	Average thermal transmittance 0.21 W/m ² K
Floors Energy:	Good
Secondary Heating:	None
Air Tightness:	Air permeability 7.0 m ³ /h.m ² (assumed)
Air Tightness Energy:	Average
Total Floor Area:	84 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	St George's Church of England Primary School Ofsted Rating: Outstanding Pupils: 572 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary Academy Ofsted Rating: Good Pupils: 455 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priorslee Academy Ofsted Rating: Good Pupils: 443 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Telford Priory School Ofsted Rating: Requires Improvement Pupils: 918 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakengates Nursery School Ofsted Rating: Good Pupils: 111 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity Academy Ofsted Rating: Good Pupils: 721 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Church of England Aided Primary School and Nursery Centre Ofsted Rating: Good Pupils: 310 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wrockwardine Wood Infant School and Nursery Ofsted Rating: Good Pupils: 222 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

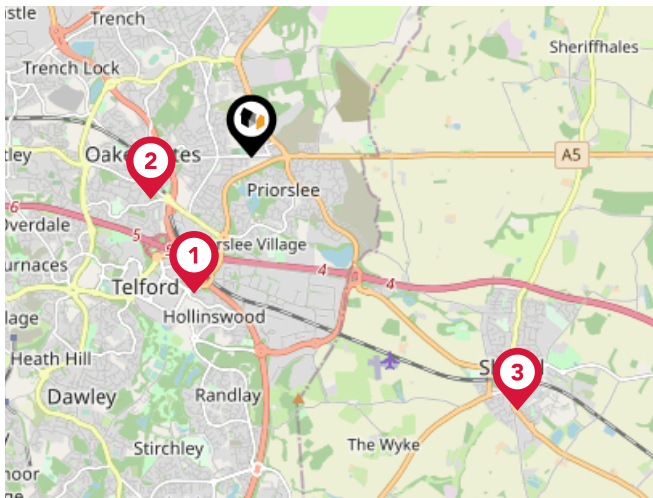
Area Schools






	Nursery	Primary	Secondary	College	Private
<p>9 Wombridge Primary School Ofsted Rating: Good Pupils: 257 Distance: 1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Donnington Wood CofE Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 228 Distance: 1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Luke's Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wrockwardine Wood Church of England Junior School Ofsted Rating: Good Pupils: 280 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Queenswood Primary School and Nursery Ofsted Rating: Requires Improvement Pupils: 127 Distance: 1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Donnington Wood Infant School and Nursery Centre Ofsted Rating: Requires Improvement Pupils: 205 Distance: 1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Teagues Bridge Primary School Ofsted Rating: Good Pupils: 254 Distance: 1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Amberleigh Therapeutic School Ofsted Rating: Good Pupils: 7 Distance: 1.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

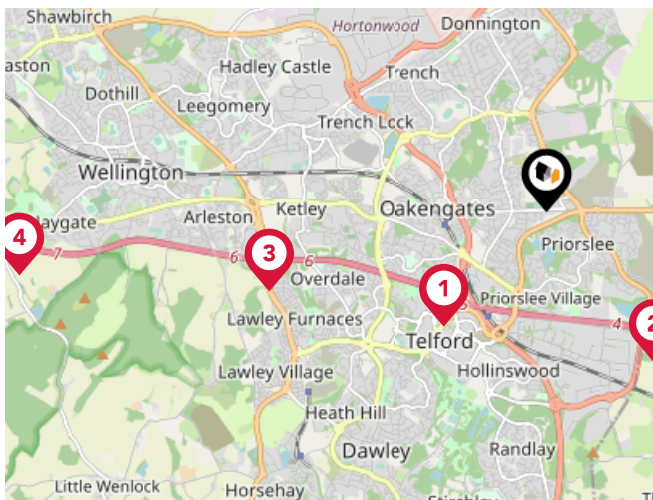
Area

Transport (National)








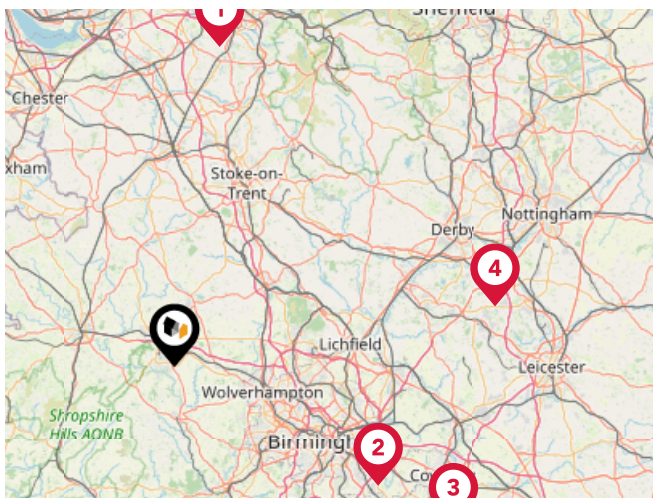
National Rail Stations

Pin	Name	Distance
	Telford Central Rail Station	1.33 miles
	Oakengates Rail Station	0.97 miles
	Shifnal Rail Station	3.29 miles



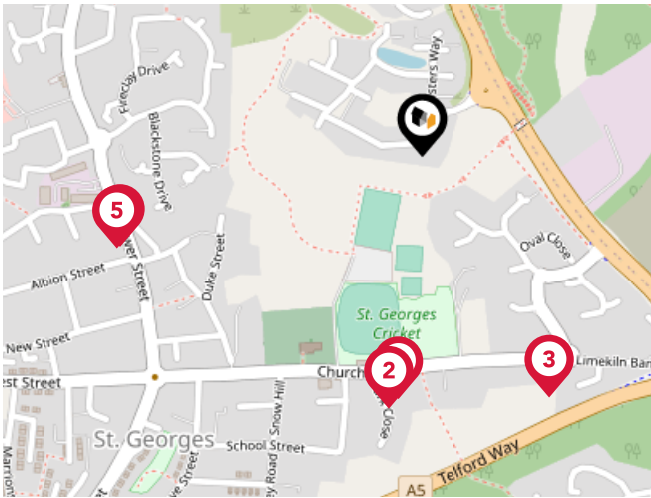
Trunk Roads/Motorways

Pin	Name	Distance
	M54 J5	1.38 miles
	M54 J4	1.66 miles
	M54 J6	2.58 miles
	M54 J7	4.77 miles
	M54 J3	6.08 miles



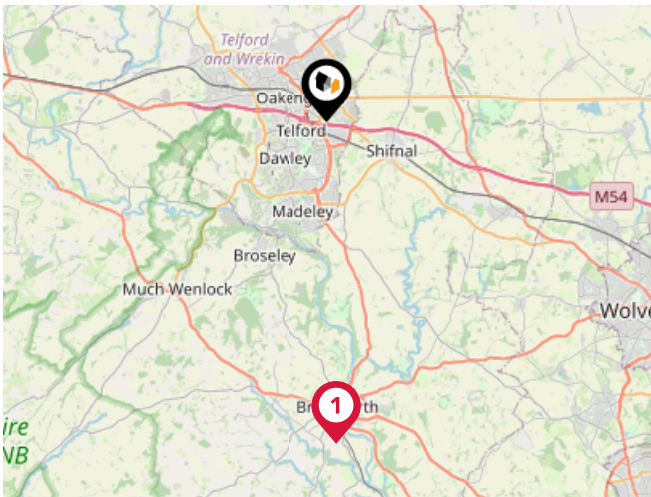
Airports/Helipads

Pin	Name	Distance
	Manchester Airport	46.27 miles
	Birmingham International Airport	33.89 miles
	Coventry Airport	46.21 miles
	East Midlands Airport	46.84 miles



Bus Stops/Stations

Pin	Name	Distance
1	Cricket Club	0.27 miles
2	Cricket Club	0.28 miles
3	Limekiln Bank	0.31 miles
4	Walker Crescent	0.35 miles
5	Walker Crescent	0.36 miles



Local Connections

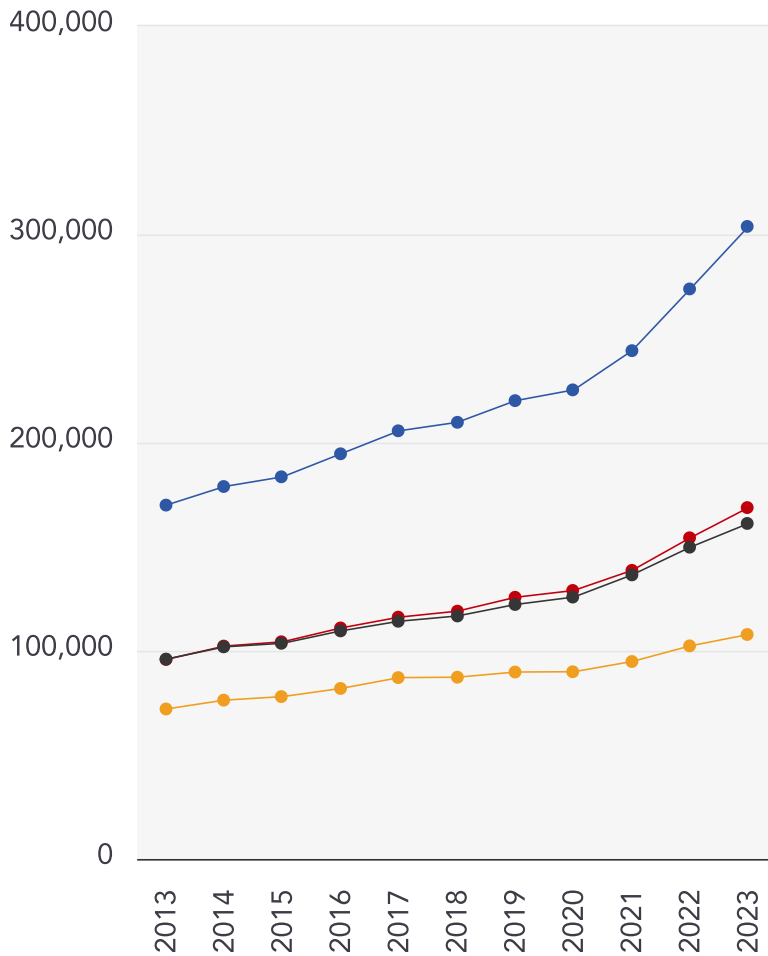
Pin	Name	Distance
1	Bridgnorth (Severn Valley Railway)	11.63 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TF2



Detached

+78.75%

Semi-Detached

+76.1%

Terraced

+67.87%

Flat

+49.67%



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Goodchilds Estate Agents & Lettings

Since opening its doors in January 2011, The Award Winning, Goodchild's Telford has seen huge success and growth from a cold start up to a thriving estate agency and lettings business. It has quickly become the estate agent in Telford with the highest number of five star reviews. In a very competitive market place the branch prides itself in turning difficult property sales where other agents have faltered, into results. Now part of the bigger Newton Fallowell network the branch continues to go from strength to strength.

Testimonial 1



After 7 months of not being able to sell our home with another estate agents we turned to Goodchilds for help! Nick was very helpful and honest when he came to have a look around. We took his advice on board and made some changes! We was absolutely delighted when it sold in under 2 weeks!! We really wished we had gone with Goodchilds from the start! Now one month on after being in our new house we love being here and are very grateful to Nick and Lorraine

Testimonial 2



Nick and the team at Goodchilds are first class. After our initial buyers pulled out a new buyer and higher offer were sorted within a week. Although a stressful time Nick was always there to answer questions and put our minds at rest throughout the process. Thanks to Nick and Goodchilds we now have our dream house.

Testimonial 3



Excellent service from day one. Nick sold my house within two days. Sadly, time wasters let us down, but he sold it again immediately. He kept me up to date, and his negotiation skills are excellent. His advice was valued and appreciated. If you want a stress free transaction then Goodchilds can help. Nick gave me full confidence throughout what could have been, a stressful time. I would recommend Goodchilds services to anyone, thank you

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Goodchilds Estate Agents & Lettings

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