

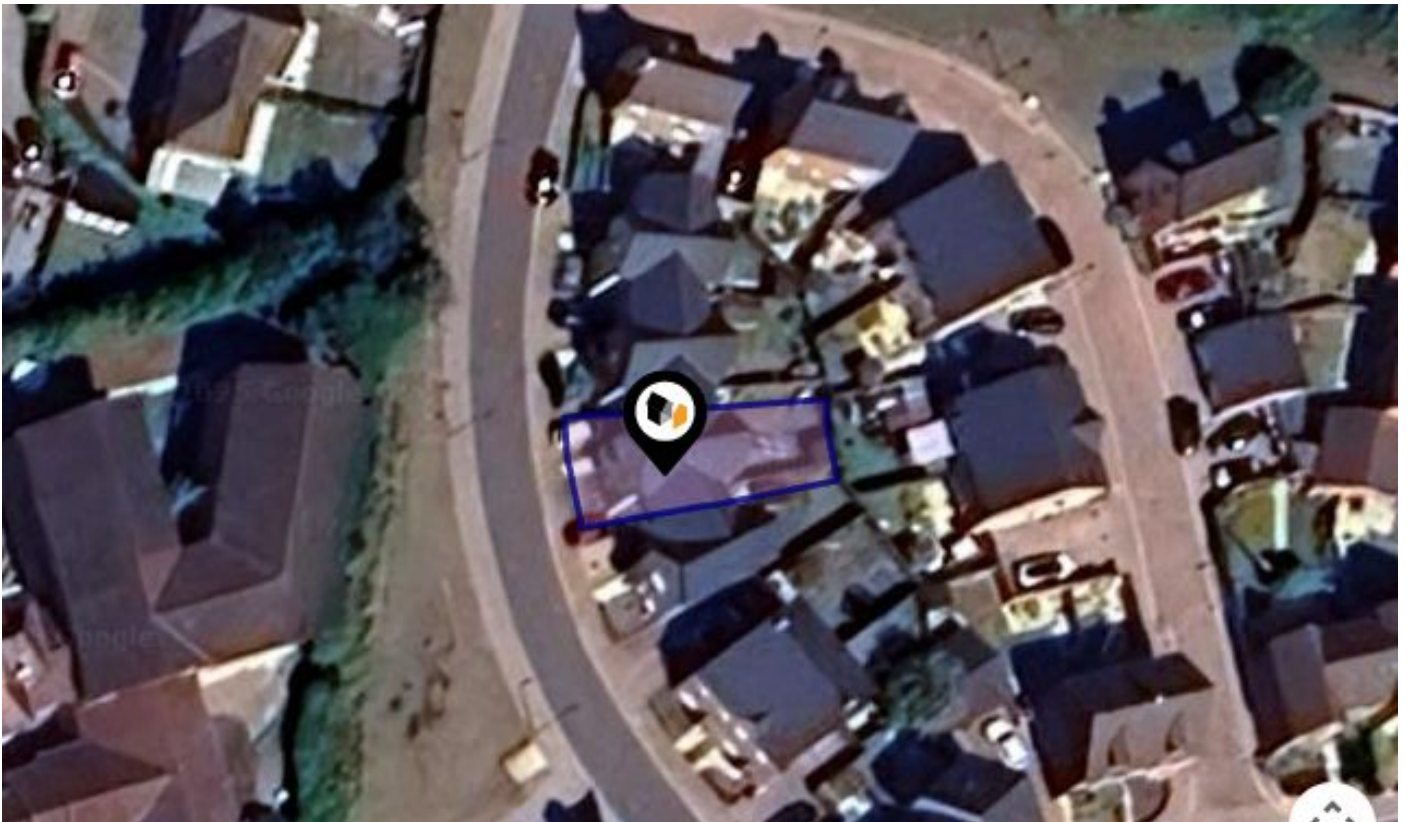


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th December 2025



CRYSTAL DRIVE, LIGHTMOOR VILLAGE, TELFORD, TF4

Asking Price : £250,000

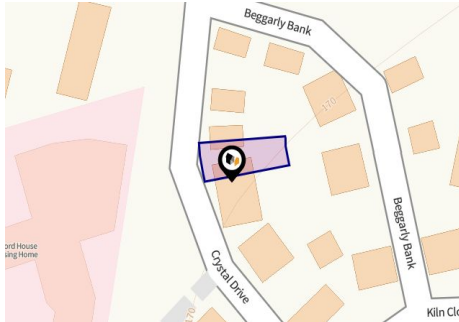
Mark Garner Powered By EXP

Telford, TF3

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Property

Type:	Terraced	Asking Price:	£250,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£1,908		
Title Number:	SL251331		

Local Area

Local Authority:	Telford and Wrekin	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6	92	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

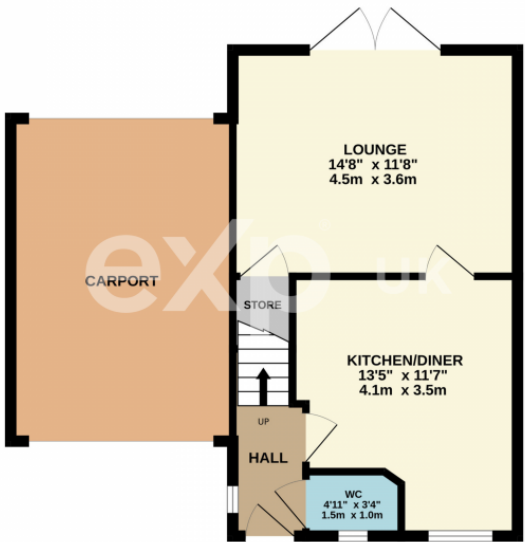




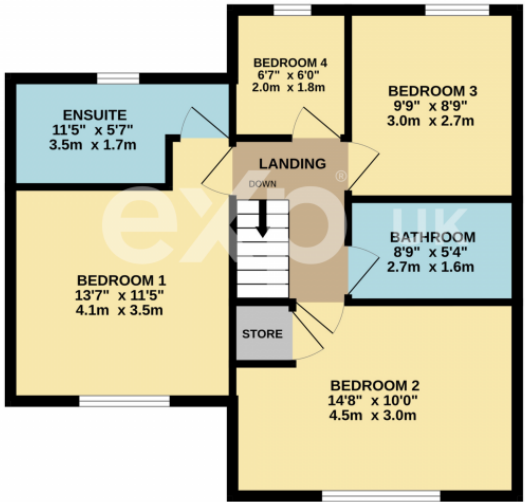


CRYSTAL DRIVE, LIGHTMOOR VILLAGE, TELFORD, TF4

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

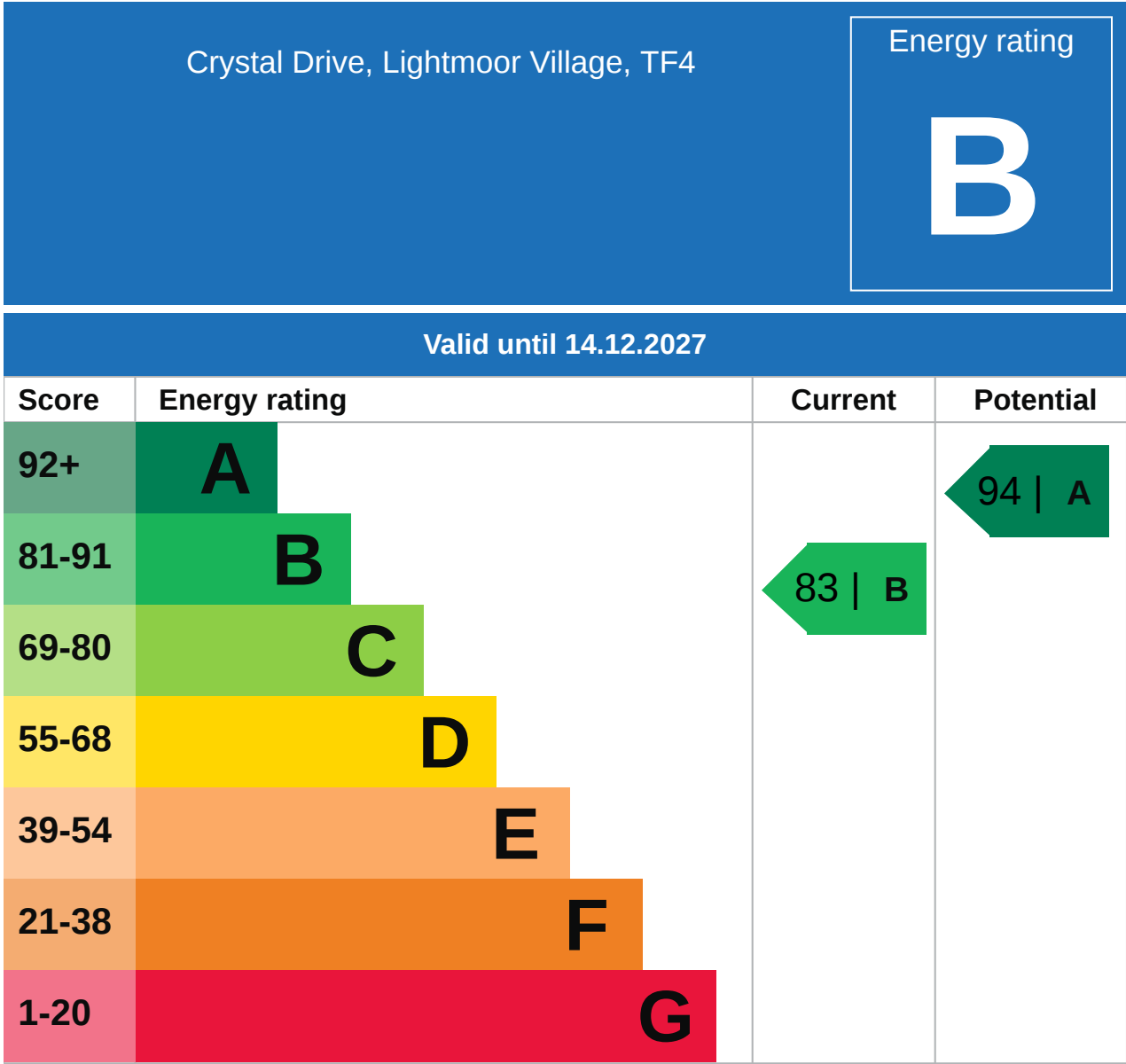


1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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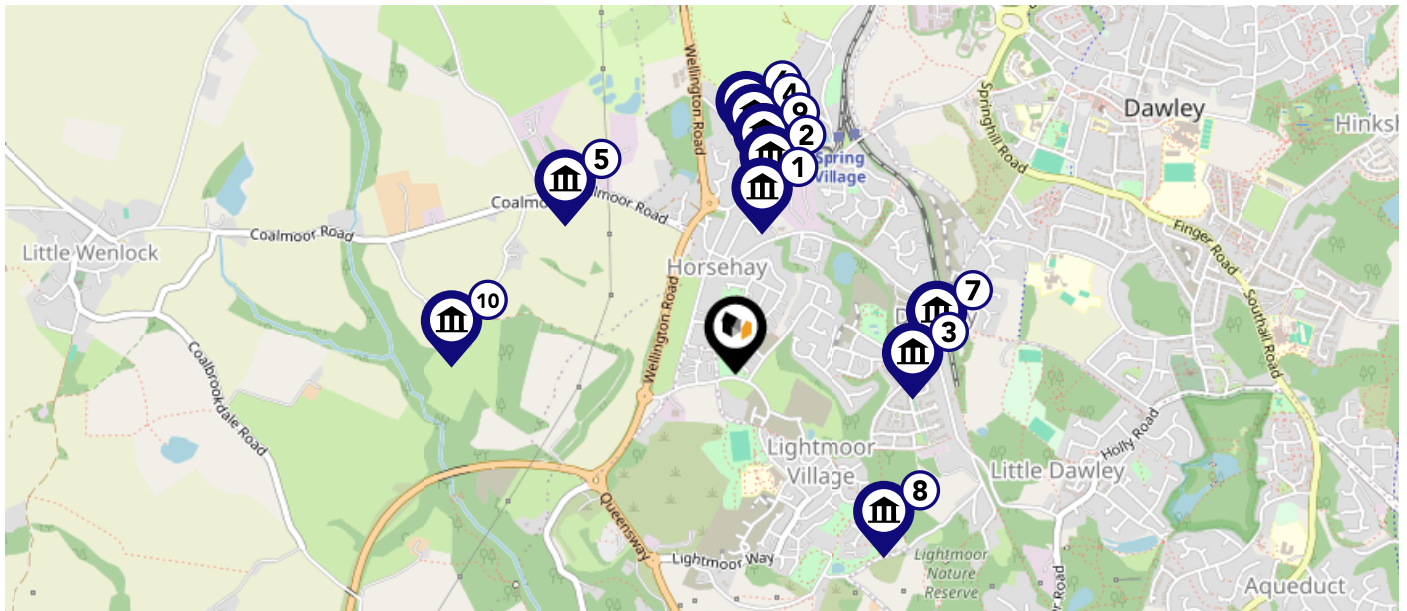
Additional EPC Data











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 0.28 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m ² 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 0.16 W/m ² K
Total Floor Area:	88 m ²

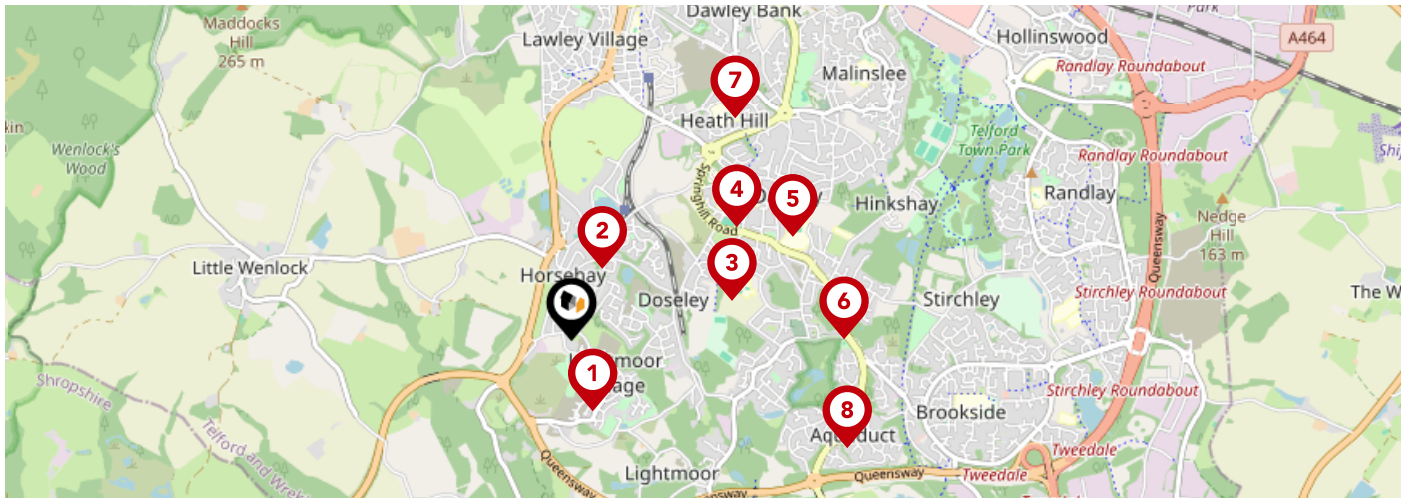
Maps

Listed Buildings

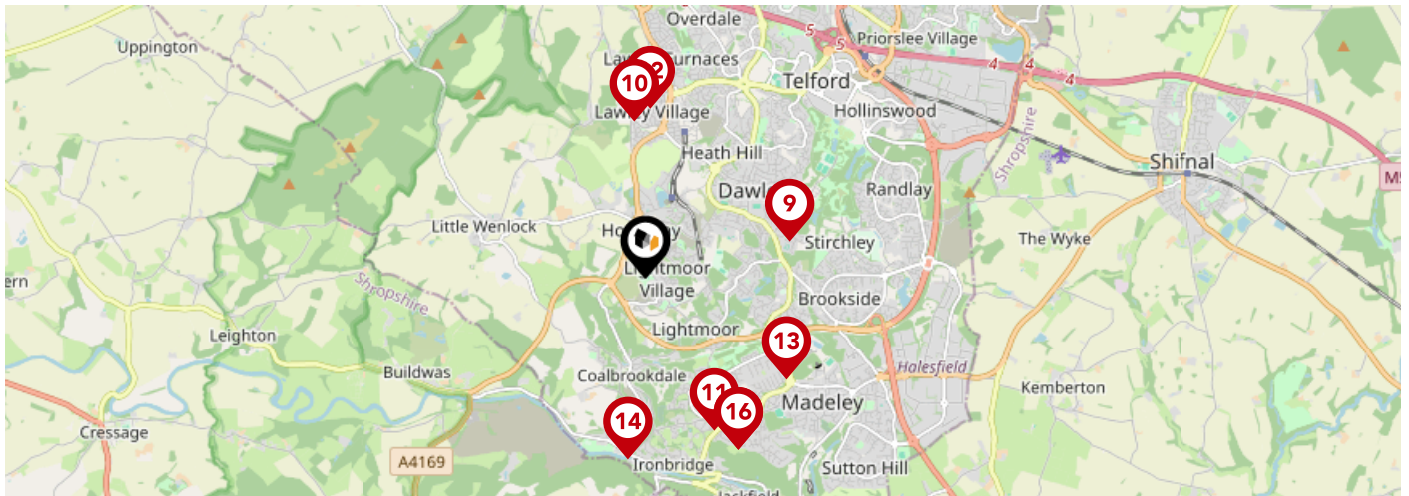
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1367386 - Horsehay Works Offices	Grade II	0.3 miles
 1054169 - Old Row Cottages	Grade II	0.4 miles
 1054168 - St Lukes Church	Grade II	0.4 miles
 1054170 - New Row Cottages	Grade II	0.5 miles
 1208417 - Coalmoor Farmhouse	Grade II	0.5 miles
 1054171 - Coach House And Stables Immediately North Of New Row Cottages	Grade II	0.5 miles
 1257696 - Railway Bridge West Of Cheshire Cheese Public House	Grade II	0.5 miles
 1030945 - Squatters Cottage At National Grid Reference Sj6764105978	Grade II	0.5 miles
 1367387 - 24, Pool View	Grade II	0.5 miles
 1038257 - Lower Coalmoor Farmhouse	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Lightmoor Village Primary School Ofsted Rating: Good Pupils: 212 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Seeds School Ofsted Rating: Good Pupils: 32 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Captain Webb Primary School Ofsted Rating: Good Pupils: 485 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dawley Church of England Primary Academy Ofsted Rating: Good Pupils: 228 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Telford Langley School Ofsted Rating: Good Pupils: 1099 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Southall School Ofsted Rating: Good Pupils: 192 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ladygrove Primary School Ofsted Rating: Good Pupils: 453 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Aqueduct Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

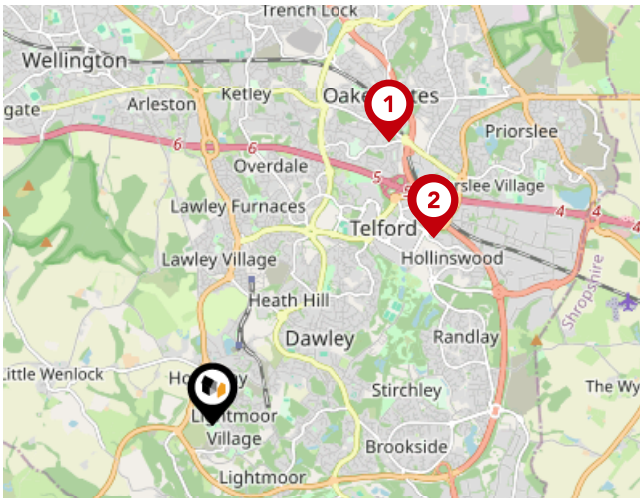


		Nursery	Primary	Secondary	College	Private
9	Queensway Ofsted Rating: Good Pupils: 118 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lawley Village Academy Ofsted Rating: Good Pupils: 219 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	William Reynolds Primary School Ofsted Rating: Outstanding Pupils: 444 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lawley Primary School Ofsted Rating: Good Pupils: 422 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Madeley Academy Ofsted Rating: Good Pupils: 1271 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Aspris Telford School Ofsted Rating: Requires improvement Pupils: 13 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Woodlands Primary School Ofsted Rating: Good Pupils: 436 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Haberdashers' Abraham Darby Ofsted Rating: Requires improvement Pupils: 1077 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>




Area

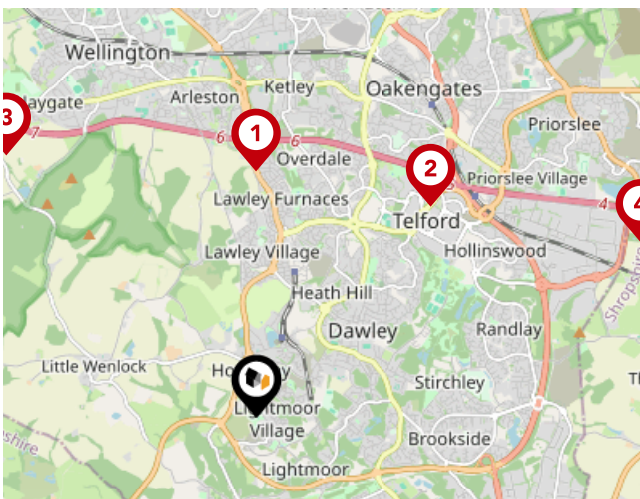
Transport (National)

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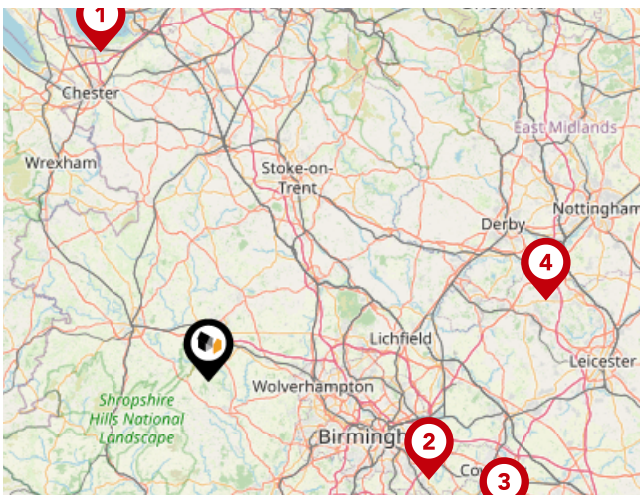
National Rail Stations

Pin	Name	Distance
	Oakengates Rail Station	3.01 miles
	Telford Central Rail Station	2.61 miles
	Telford Central Rail Station	2.61 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M54 J6	2.22 miles
	M54 J5	2.47 miles
	M54 J7	3.26 miles
	M54 J4	3.81 miles
	M54 J3	7.9 miles

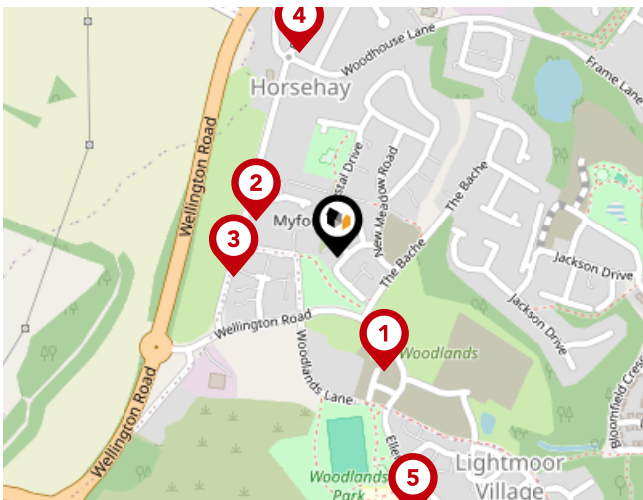


Airports/Helipads

Pin	Name	Distance
	Speke	49.54 miles
	Birmingham Airport	34.8 miles
	Baginton	47.09 miles
	East Mids Airport	49.93 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Farm	0.14 miles
2	Myford House	0.1 miles
3	Myford House	0.12 miles
4	Foresters Arms	0.23 miles
5	Lightmoor Square	0.3 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/

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