

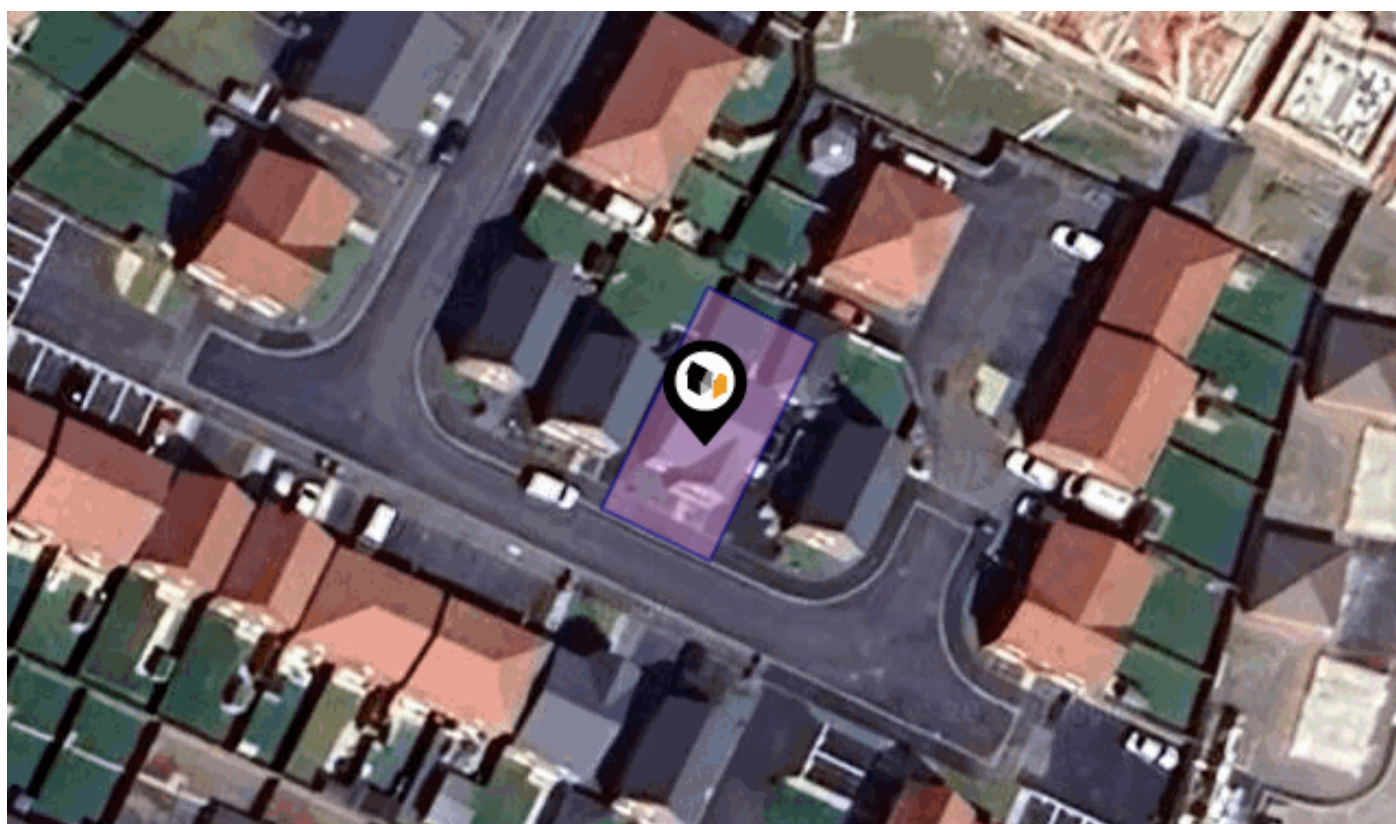


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th February 2025



THE BACHE, LIGHTMOOR VILLAGE, TELFORD, TF4

Asking Price : £370,000

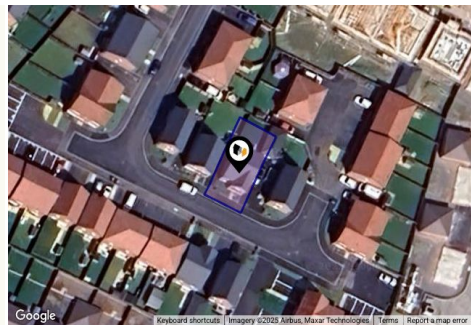
Mark Garner Powered By EXP

Telford, TF3

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Property

Type:	Detached	Asking Price:	£370,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.05 acres		
Year Built :	2023		
Council Tax :	Band D		
Annual Estimate:	£2,037		
Title Number:	SL281776		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Telford and wrekin

No

No Risk

Very Low

Estimated Broadband Speeds


(Standard - Superfast - Ultrafast)


28

mb/s

940


mb/s






Mobile Coverage:


(based on calls indoors)




O₂




EE





3








Satellite/Fibre TV Availability:
















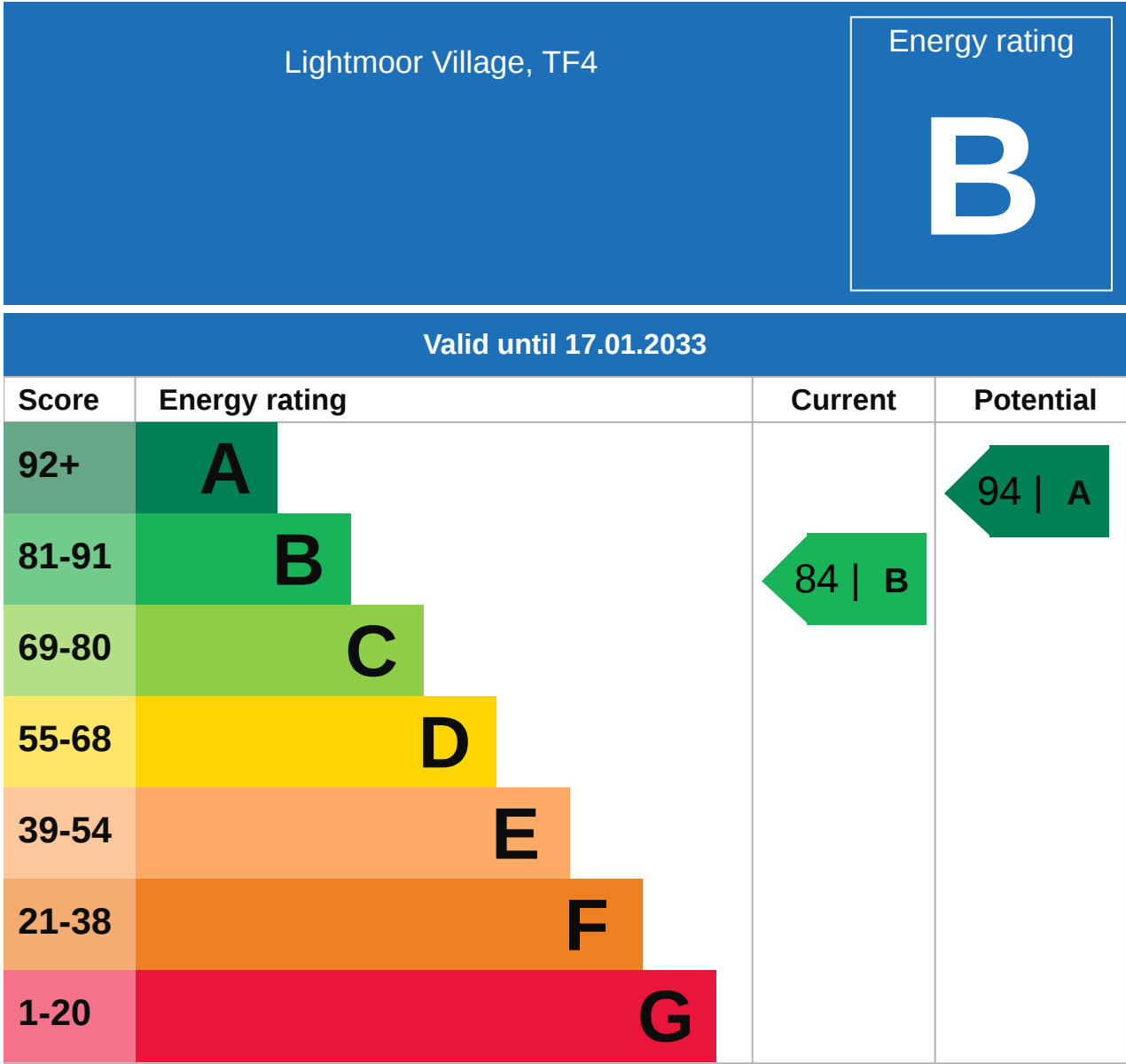




THE BACHE, LIGHTMOOR VILLAGE, TELFORD, TF4

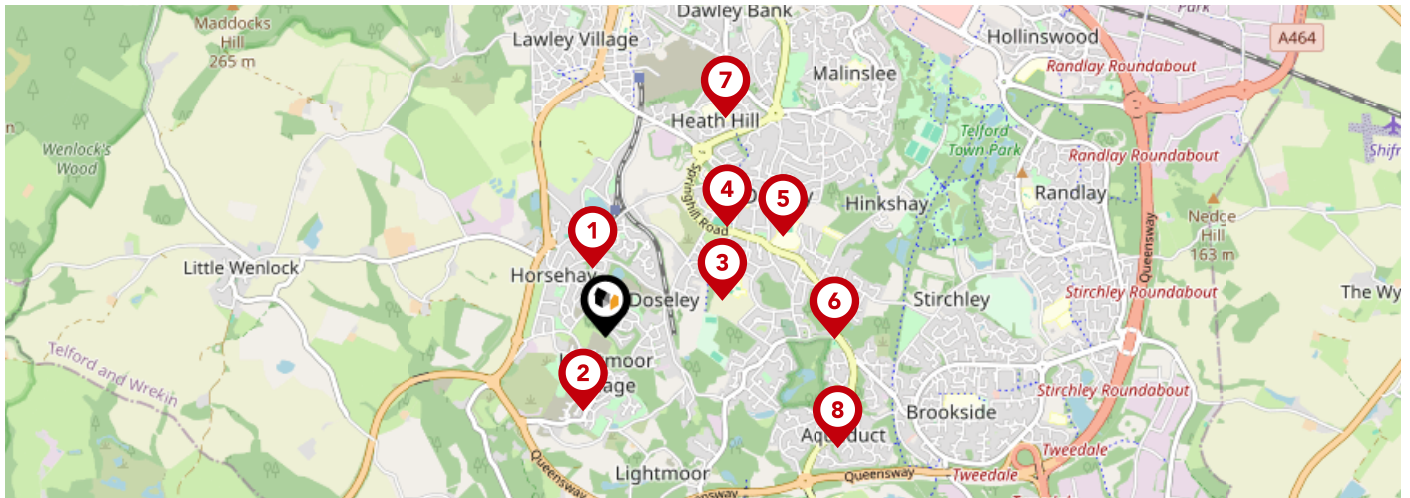


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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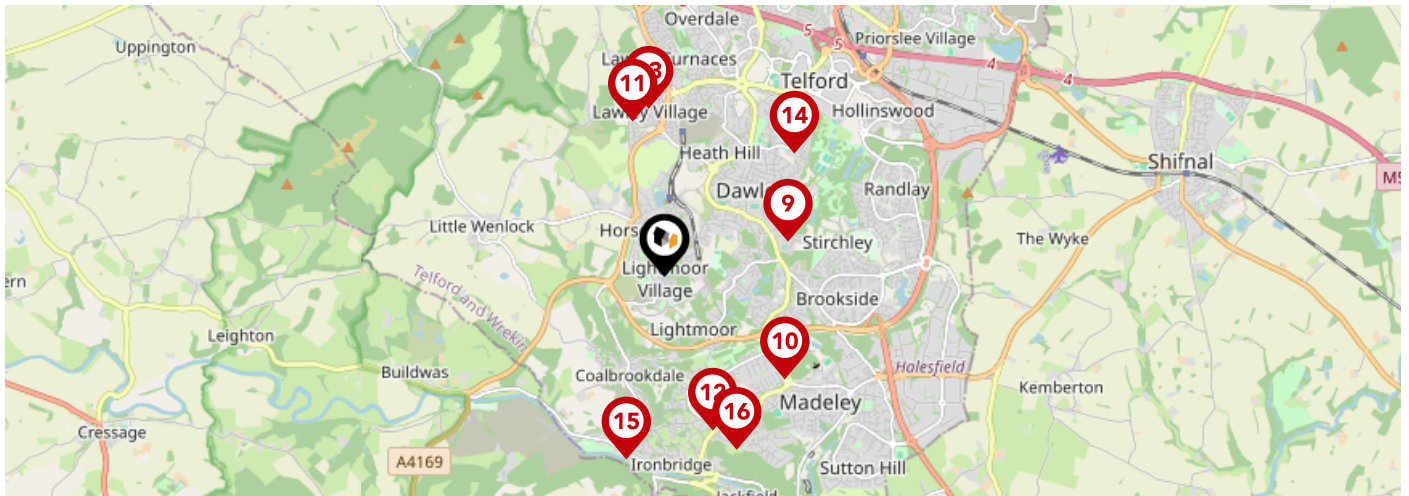










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°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 0.14 W/m-Â°K
Total Floor Area:	101 m ²



		Nursery	Primary	Secondary	College	Private
1	The Seeds School Ofsted Rating: Good Pupils: 32 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lightmoor Village Primary School Ofsted Rating: Good Pupils: 212 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Captain Webb Primary School Ofsted Rating: Good Pupils: 485 Distance:0.55	<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:0.74	<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:0.92	<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:1.03	<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:1.13	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

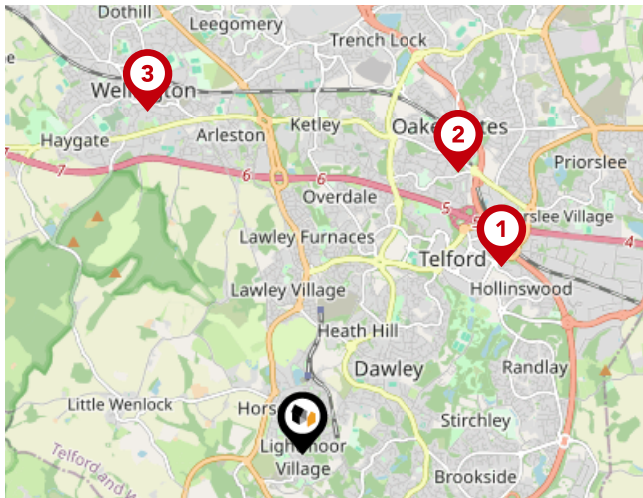


		Nursery	Primary	Secondary	College	Private
	Queensway Ofsted Rating: Good Pupils: 118 Distance: 1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Madeley Academy Ofsted Rating: Good Pupils: 1271 Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawley Village Academy Ofsted Rating: Good Pupils: 219 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Reynolds Primary School Ofsted Rating: Outstanding Pupils: 444 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawley Primary School Ofsted Rating: Good Pupils: 422 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Park Primary School Ofsted Rating: Good Pupils: 648 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aspris Telford School Ofsted Rating: Requires improvement Pupils: 13 Distance: 1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlands Primary School Ofsted Rating: Good Pupils: 436 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

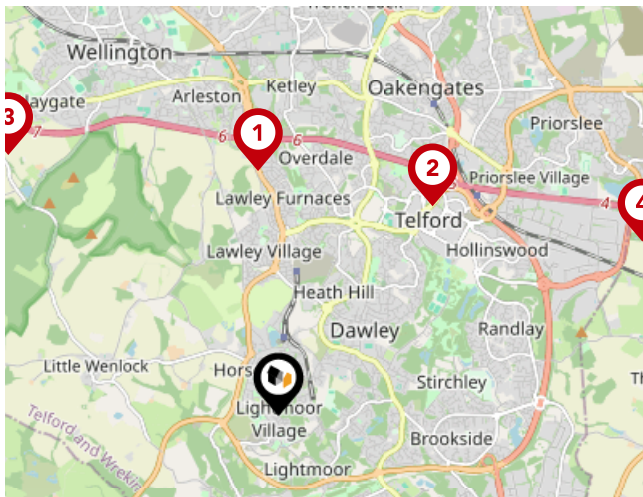
Transport (National)

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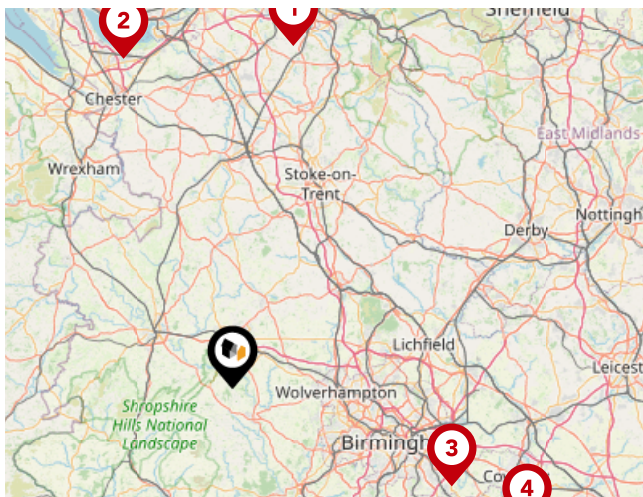
National Rail Stations

Pin	Name	Distance
1	Telford Central Rail Station	2.46 miles
2	Oakengates Rail Station	2.9 miles
3	Shropshire Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J6	2.21 miles
2	M54 J5	2.34 miles
3	M54 J7	3.38 miles
4	M54 J4	3.63 miles
5	M54 J3	7.71 miles

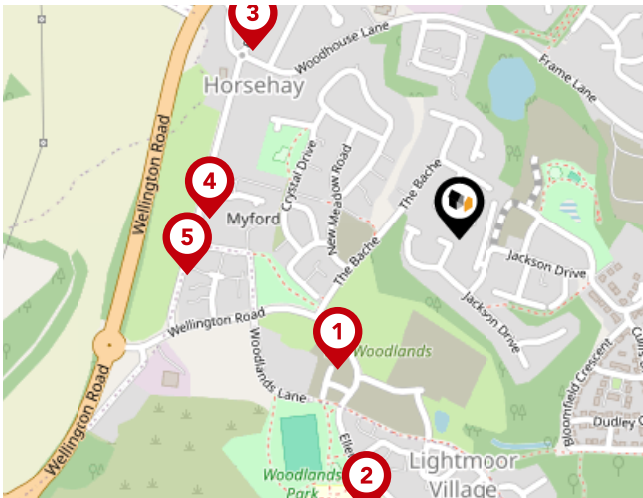


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	49.61 miles
2	Speke	49.58 miles
3	Birmingham Airport	34.63 miles
4	Baginton	46.93 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Farm	0.2 miles
2	Lightmoor Square	0.32 miles
3	Foresters Arms	0.31 miles
4	Myford House	0.28 miles
5	Myford House	0.31 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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