

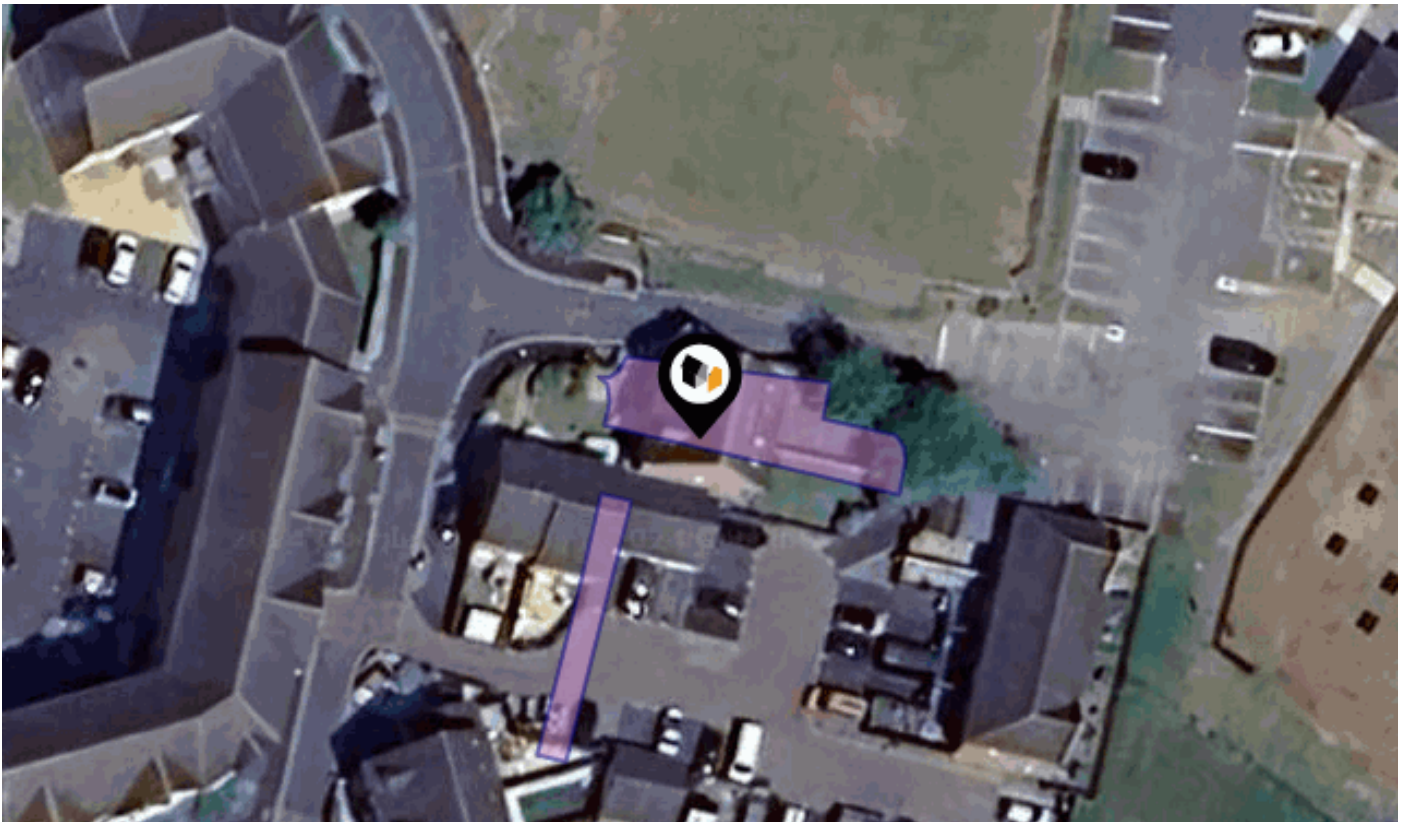


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st October 2024



GREENFIELDS GARDENS, SHREWSBURY, SY1

Asking Price : £290,000

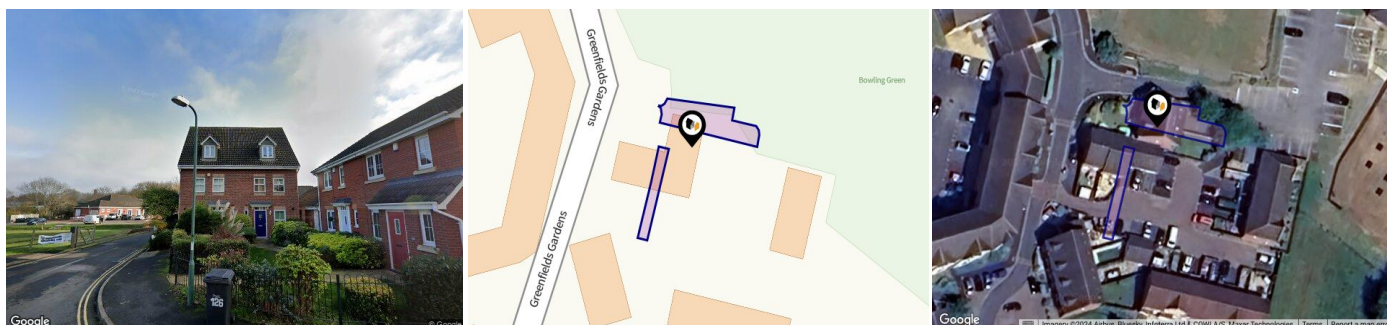
Mark Garner Powered By EXP

Telford, TF3

07789647226

mark.garner@exp.uk.com

exp.uk.com






Property

Type:	Semi-Detached	Asking Price:	£290,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	1,097 ft ² / 102 m ²	Start Date:	19/08/2010
Plot Area:	0.05 acres	End Date:	01/04/2162
Year Built :	2010	Lease Term:	155 years from 1 April 2007
Council Tax :	Band C	Term Remaining:	137 years
Annual Estimate:	£1,959		
Title Number:	SL208575		

Local Area

Local Authority:	Shropshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1139 mb/s
		

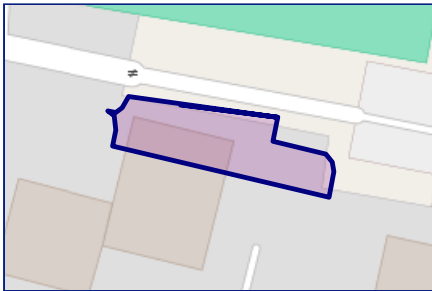
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

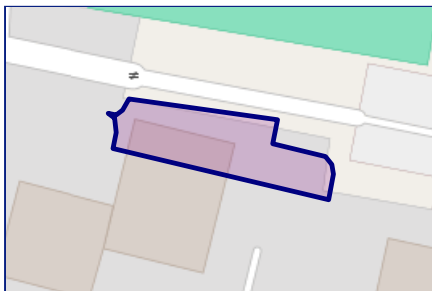


Freehold Title Plan



SL273283

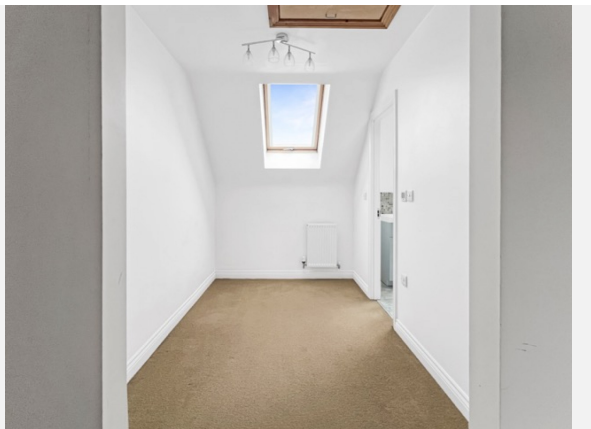
Leasehold Title Plan



SL208575

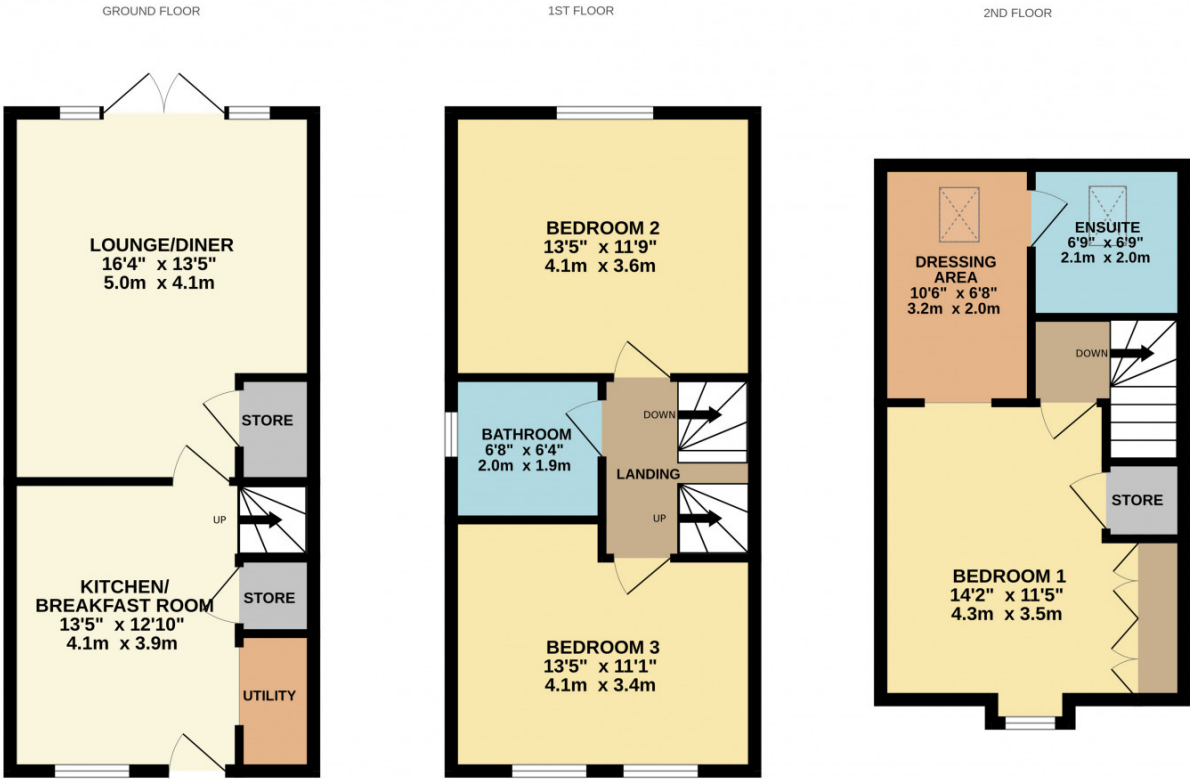
Start Date:	19/08/2010
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GREENFIELDS GARDENS, SHREWSBURY, SY1



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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Greenfields Gardens, SY1

Energy rating

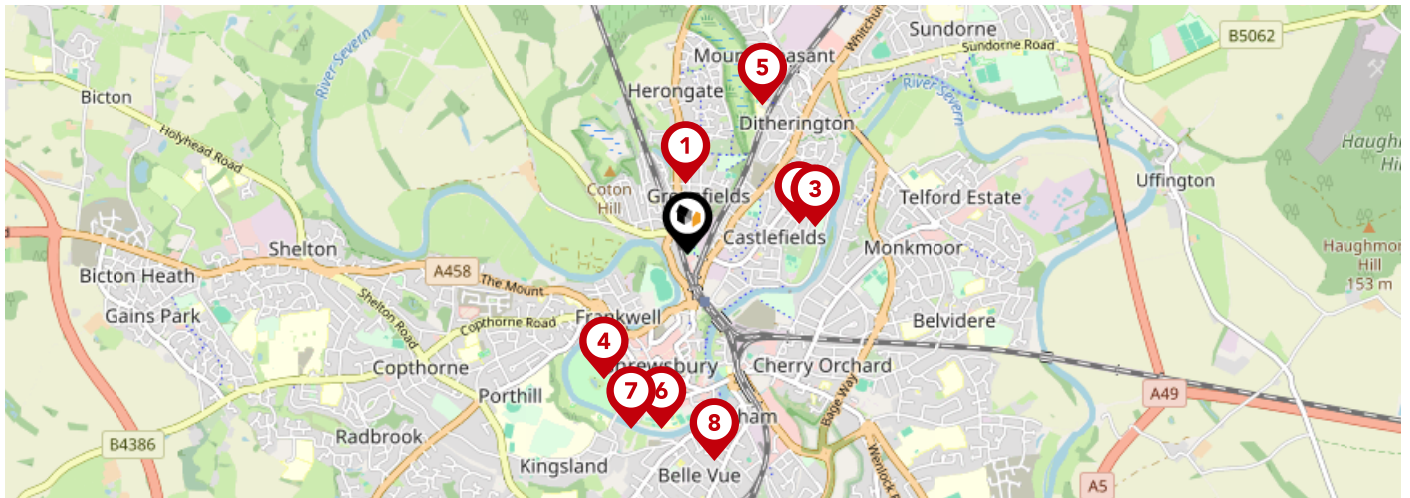
C

Valid until 03.02.2030

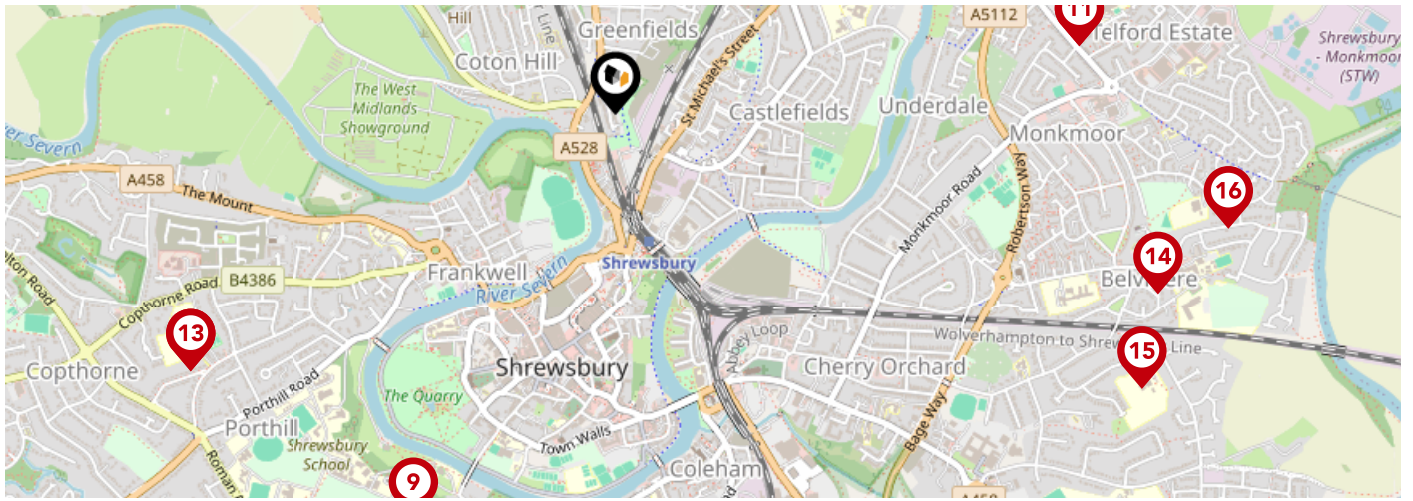
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	102 m ²



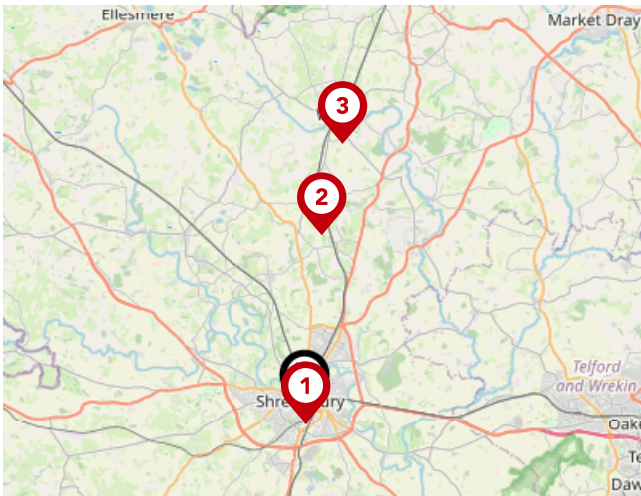
	Nursery	Primary	Secondary	College	Private
<p>1 Greenfields Primary School Ofsted Rating: Good Pupils: 366 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Shrewsbury Cathedral Catholic Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Martin Wilson School Ofsted Rating: Requires improvement Pupils: 201 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Shrewsbury Colleges Group Ofsted Rating: Good Pupils:0 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Mount Pleasant Primary Ofsted Rating: Good Pupils: 356 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Winefride's RC Independent School Ofsted Rating: Not Rated Pupils: 108 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Shrewsbury High School Ofsted Rating: Not Rated Pupils: 348 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Coleham Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Shrewsbury School Ofsted Rating: Not Rated Pupils: 839 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wilfred Owen Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Severdale Specialist Academy Ofsted Rating: Requires improvement Pupils: 414 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St George's Junior School Ofsted Rating: Good Pupils: 358 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Woodfield Infant School & Nursery Ofsted Rating: Outstanding Pupils: 296 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Belvidere School Ofsted Rating: Outstanding Pupils: 855 Distance:1.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Giles CofE Primary School Ofsted Rating: Good Pupils: 307 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Belvidere Primary School Ofsted Rating: Requires improvement Pupils: 265 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

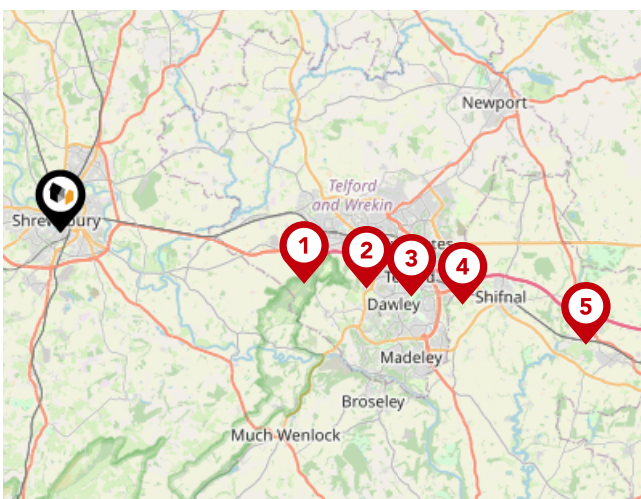
Area

Transport (National)



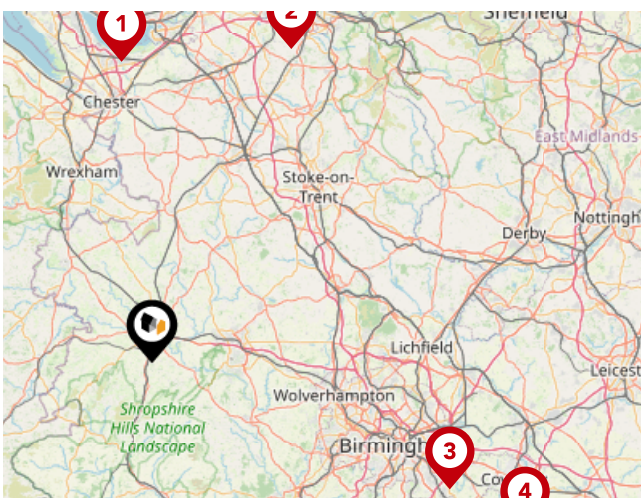
National Rail Stations

Pin	Name	Distance
1	Shrewsbury Rail Station	0.37 miles
2	Yorton Rail Station	6.42 miles
3	Wem Rail Station	9.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J7	8.97 miles
2	M54 J6	11.21 miles
3	M54 J5	12.81 miles
4	M54 J4	14.71 miles
5	M54 J3	19.35 miles



Airports/Helipads

Pin	Name	Distance
1	Speke	43.15 miles
2	Manchester Airport	48.88 miles
3	Birmingham Airport	46.59 miles
4	Baginton	58.87 miles

Area

Transport (Local)

MARK GARNER
exp UK



Bus Stops/Stations

Pin	Name	Distance
1	Wood Street Jct	0.08 miles
2	Berwick Road Jct	0.08 miles
3	No. 11	0.14 miles
4	Gasworks	0.2 miles
5	Fitness First	0.18 miles

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About Us

MARK GARNER


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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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MARK GARNER
exp uk

Mark Garner Powered By EXP

Telford, TF3
07789647226
mark.garner@exp.uk.com
exp.uk.com



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