

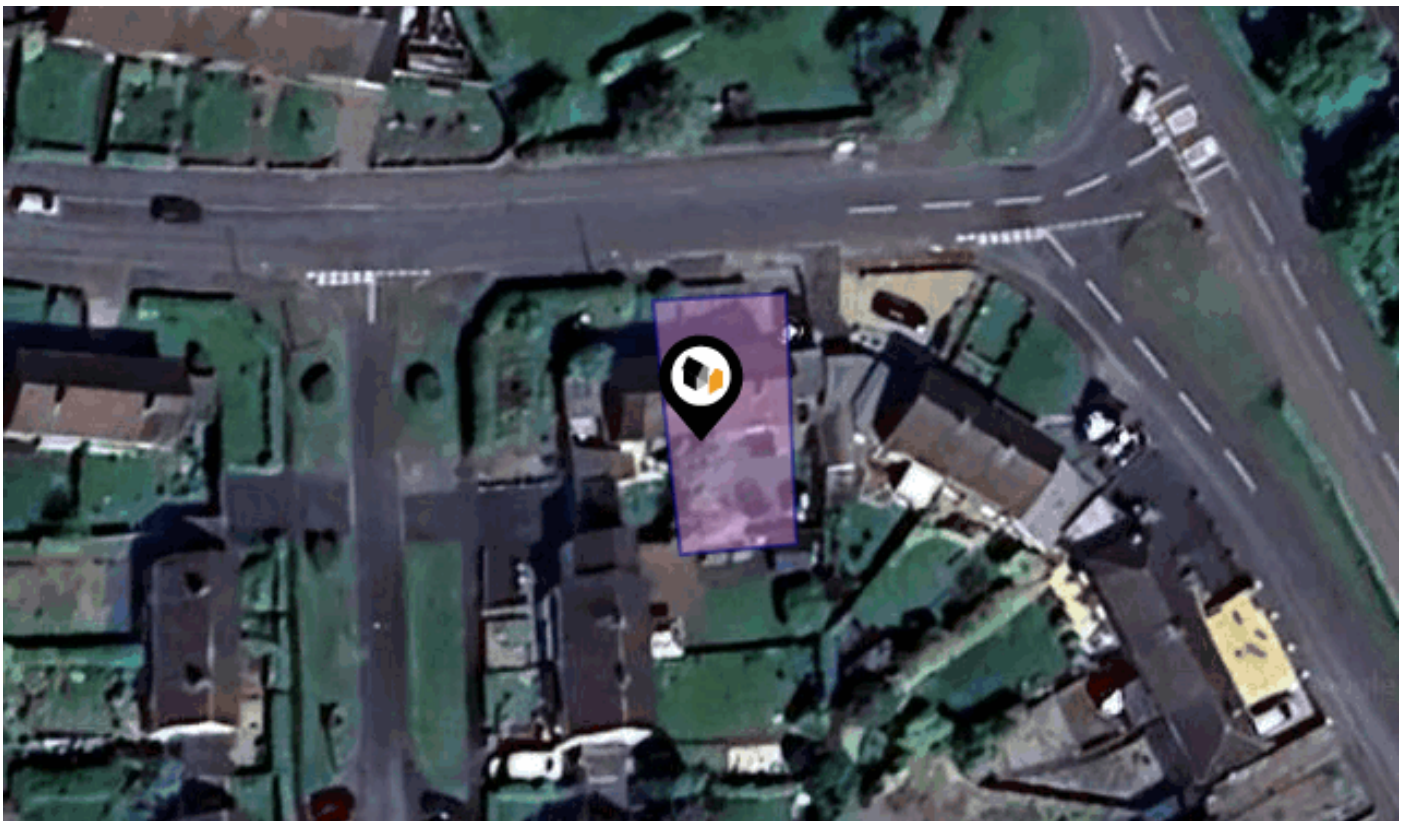


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26<sup>th</sup> November 2024



**JOHN BROAD AVENUE, ARLESTON, TELFORD, TF1**

Asking Price : £160,000

**Mark Garner Powered By EXP**

Telford, TF3

07789647226

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exp.uk.com






## Property

<b>Type:</b>	Semi-Detached	<b>Asking Price:</b>	£160,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,585		
<b>Title Number:</b>	SL114856		

## Local Area

<b>Local Authority:</b>	Telford and wrekin
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>79</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

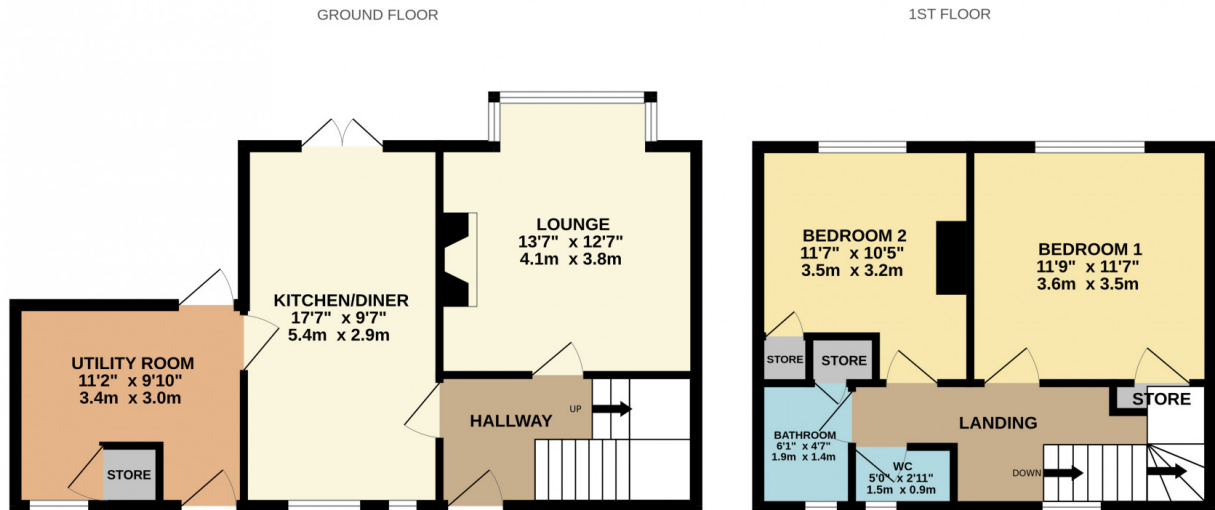




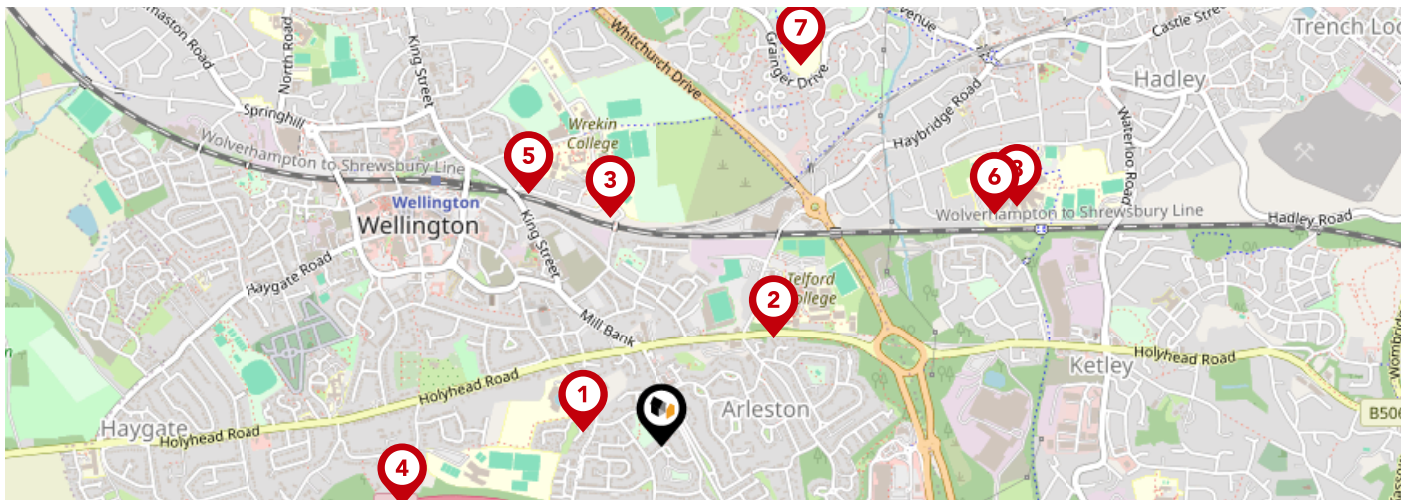




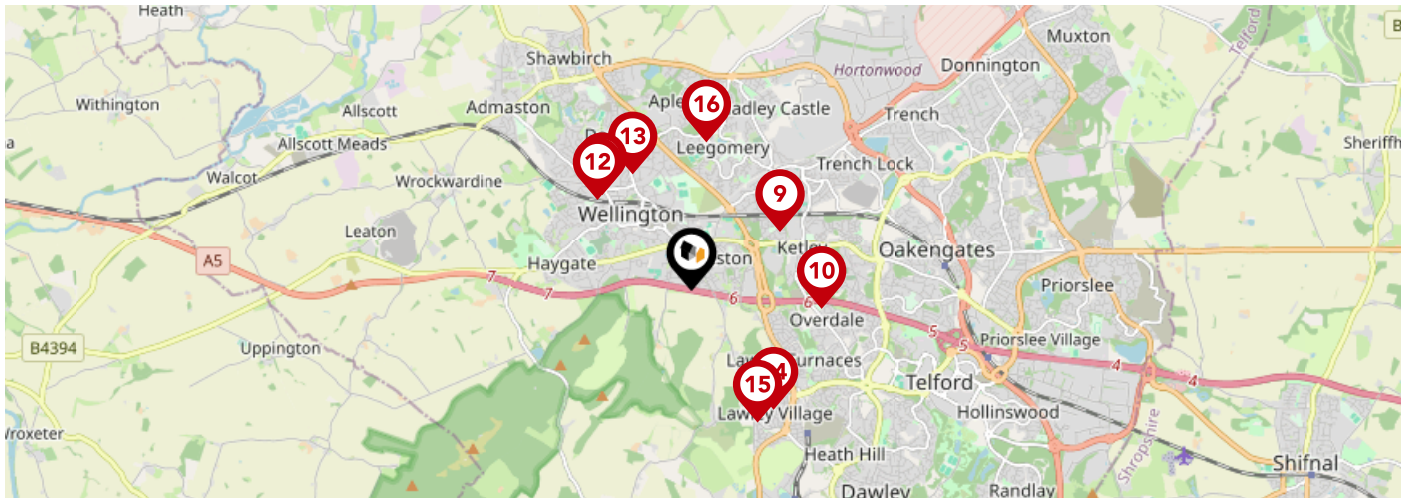
## JOHN BROAD AVENUE, ARLESTON, TELFORD, TF1



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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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Short Wood Primary School</b> Ofsted Rating: Good   Pupils: 568   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Telford College</b> Ofsted Rating: Good   Pupils:0   Distance:0.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>The Old Hall School</b> Ofsted Rating: Not Rated   Pupils: 233   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Ercall Wood Academy</b> Ofsted Rating: Requires improvement   Pupils: 943   Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Wrekin College</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>The Bridge at HLC</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 480   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Hadley Learning Community - Primary Phase</b> Ofsted Rating: Good   Pupils: 661   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



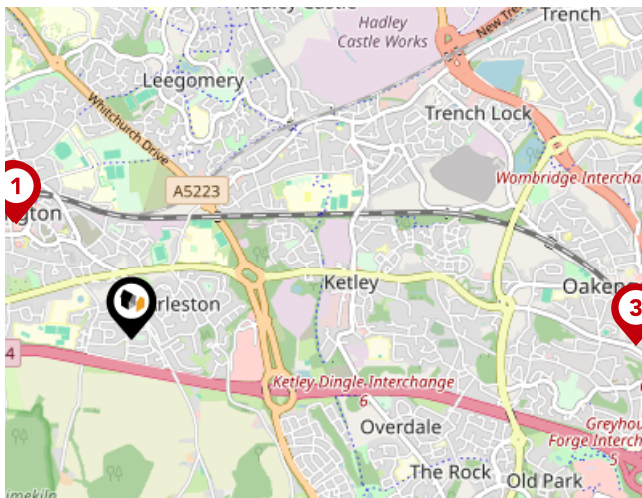
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Hadley Learning Community - Secondary Phase</b> Ofsted Rating: Good   Pupils: 1250   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Meadows Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 456   Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Wrekin View Primary School</b> Ofsted Rating: Good   Pupils: 478   Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Charlton School</b> Ofsted Rating: Good   Pupils: 1229   Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Lawley Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Lawley Village Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Apley Wood Primary Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area

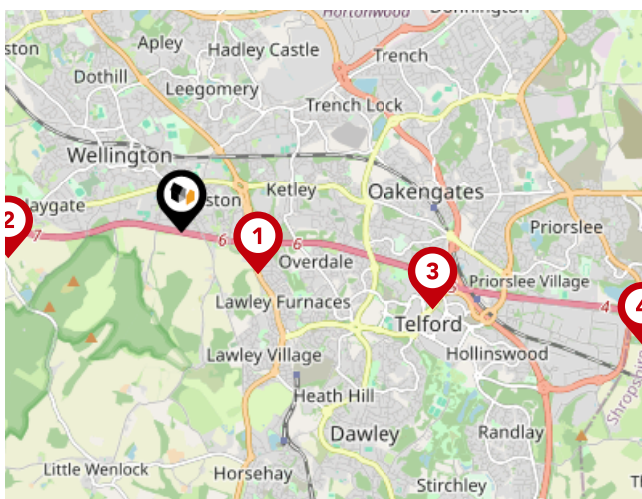
## Transport (National)

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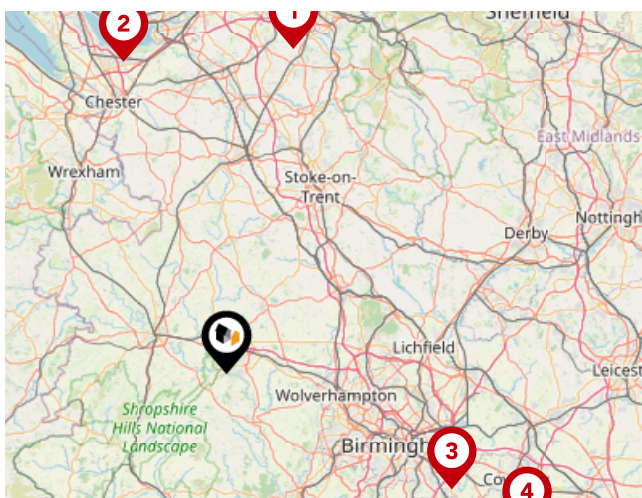
### National Rail Stations

Pin	Name	Distance
1	Shropshire Rail Station	0.73 miles
2	Wellington (Shropshire) Rail Station	0.74 miles
3	Oakengates Rail Station	2.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J6	0.79 miles
2	M54 J7	1.57 miles
3	M54 J5	2.37 miles
4	M54 J4	4.26 miles
5	M54 J3	8.92 miles



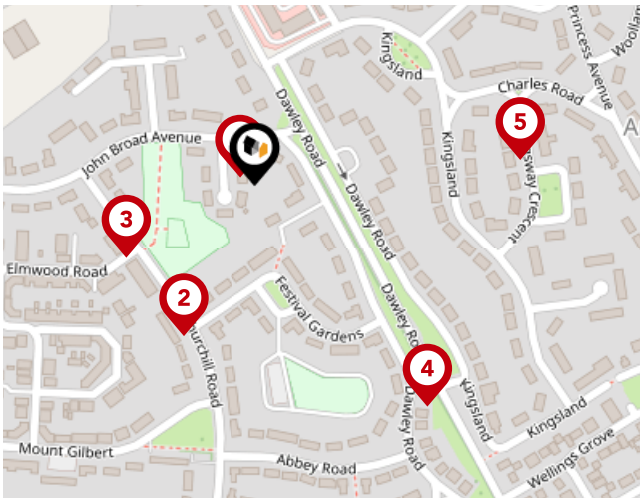
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	47.25 miles
2	Speke	46.87 miles
3	Birmingham Airport	36.52 miles
4	Baginton	48.84 miles

# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Primrose Grove	0.01 miles
2	Festival Gardens	0.09 miles
3	Churchill Road	0.08 miles
4	Dawley Road	0.16 miles
5	Kingsway Crescent	0.15 miles

# Mark Garner Powered By EXP

## About Us

MARK GARNER  


MARK GARNER  


### Mark Garner Powered By EXP

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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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