

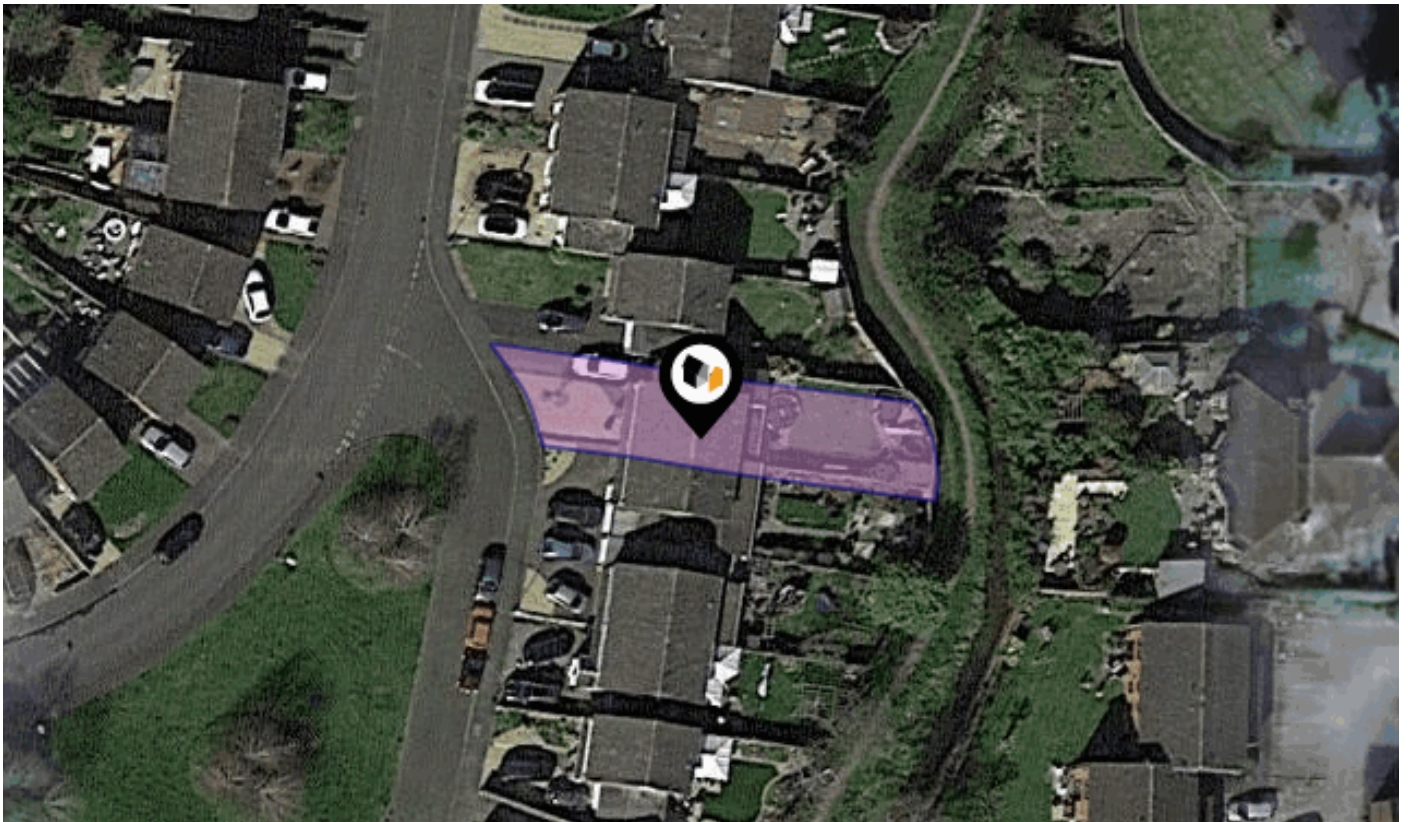


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th December 2024



BEECH DRIVE, SHIFNAL, TF11

OIRO : £280,000

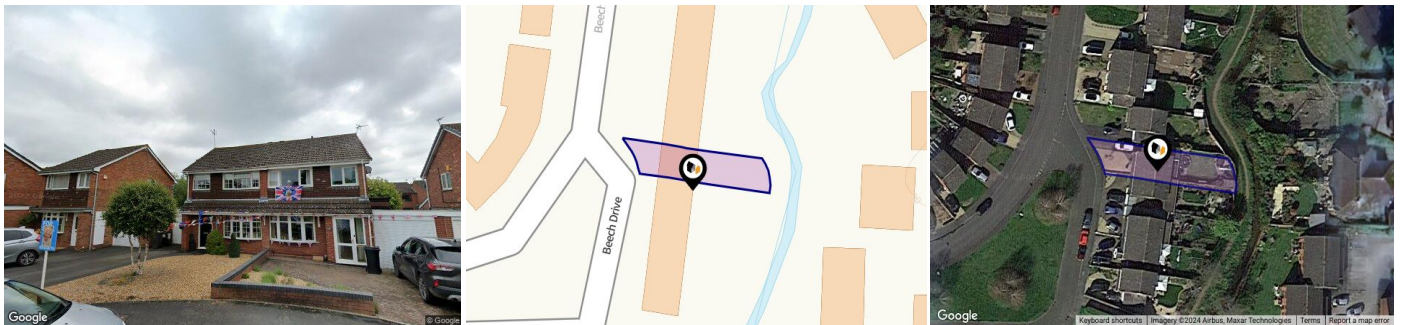
Mark Garner Powered By EXP

Telford, TF3

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Property

Type:	Semi-Detached	OIRO:	£280,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.07 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,959		
Title Number:	SL82551		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	159 mb/s	1000 mb/s
		

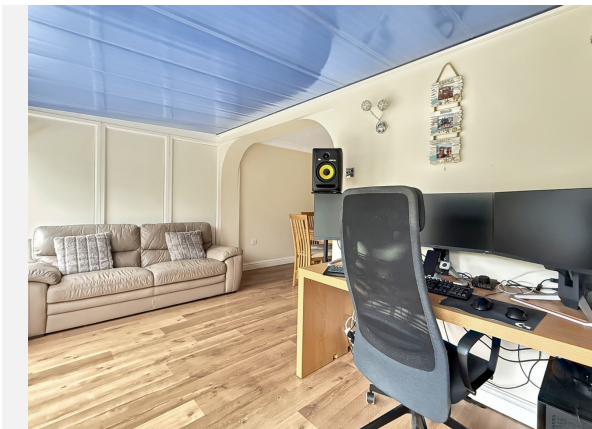
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







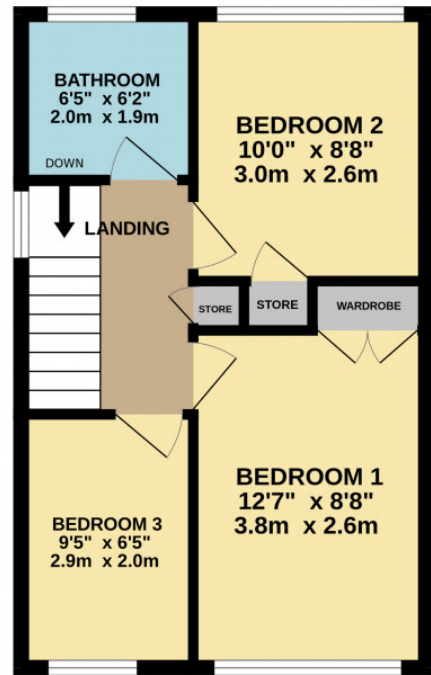
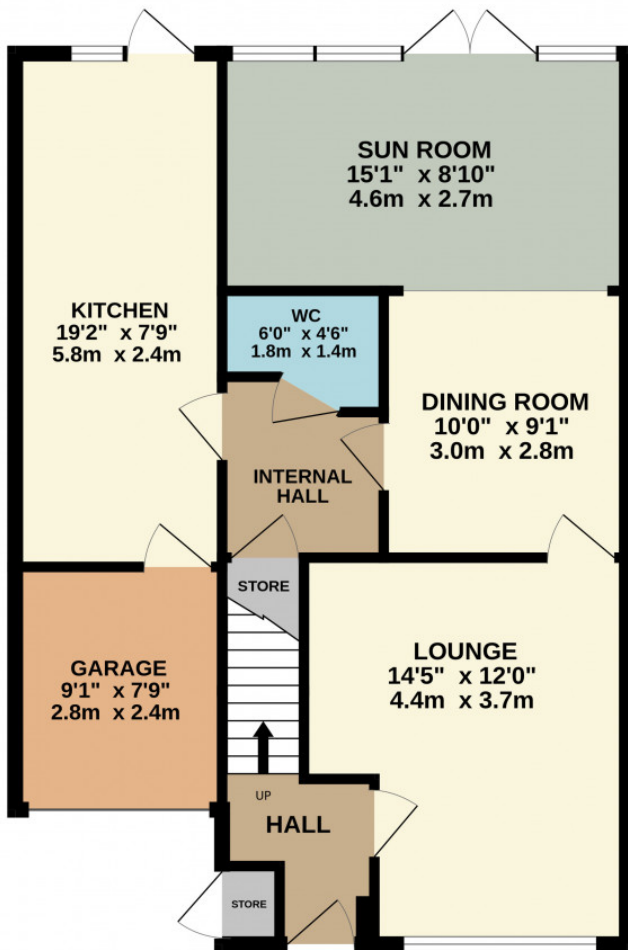




BEECH DRIVE, SHIFNAL, TF11

GROUND FLOOR

1ST FLOOR



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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TF11

Energy rating

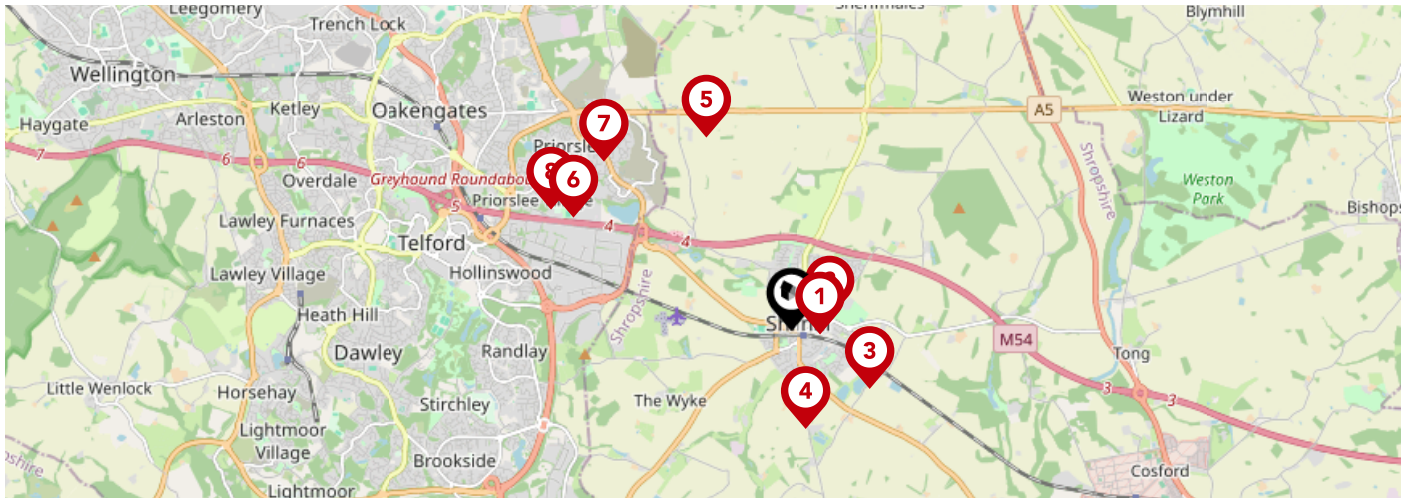
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Valid until 08.06.2032

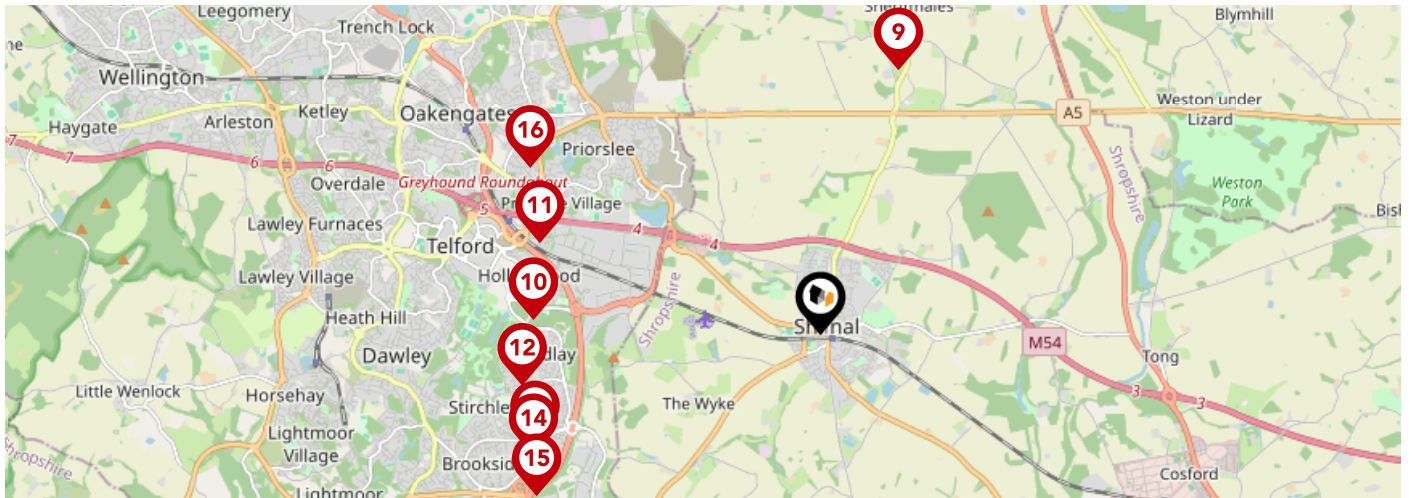
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
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 29% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	109 m ²



	Nursery	Primary	Secondary	College	Private
1 Shifnal Primary School Ofsted Rating: Good Pupils: 401 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Idsall School Ofsted Rating: Special Measures Pupils: 1238 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lamledge School Ofsted Rating: Good Pupils: 64 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 381 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Amberleigh Therapeutic School Ofsted Rating: Good Pupils: 13 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Holy Trinity Academy Ofsted Rating: Good Pupils: 875 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Redhill Primary Academy Ofsted Rating: Good Pupils: 473 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Priorslee Academy Ofsted Rating: Good Pupils: 451 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

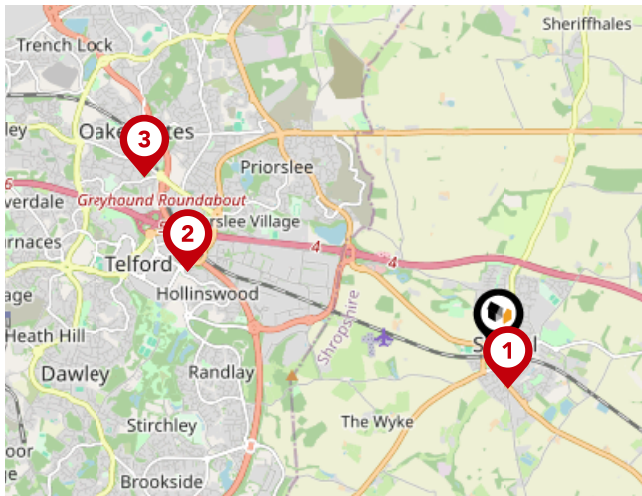


	Nursery	Primary	Secondary	College	Private
<p>9 Sheriffhales Primary School and Preschool Ofsted Rating: Requires improvement Pupils: 79 Distance:2.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hollinswood Primary School Ofsted Rating: Good Pupils: 403 Distance:2.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Kickstart Academy Ofsted Rating: Requires improvement Pupils: 46 Distance:2.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Randlay Primary School Ofsted Rating: Good Pupils: 350 Distance:2.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Telford Park School Ofsted Rating: Not Rated Pupils:0 Distance:2.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Grange Park Primary School Ofsted Rating: Good Pupils: 478 Distance:2.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Holmer Lake Primary School Ofsted Rating: Good Pupils: 228 Distance:2.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St George's Church of England Primary School Ofsted Rating: Outstanding Pupils: 557 Distance:3.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

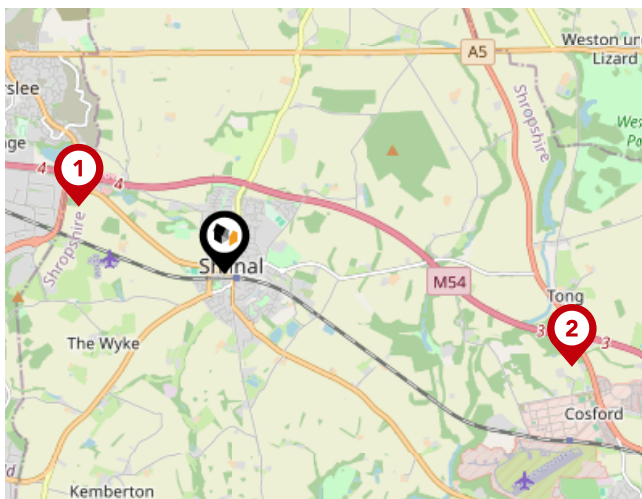
Transport (National)

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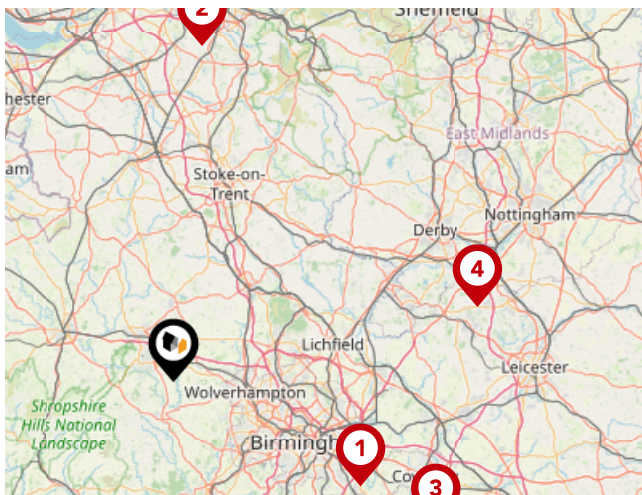
National Rail Stations

Pin	Name	Distance
1	Shifnal Rail Station	0.34 miles
2	Telford Central Rail Station	2.88 miles
3	Oakengates Rail Station	3.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J4	1.45 miles
2	M54 J3	3.23 miles
3	M54 J5	3.33 miles
4	M54 J6	4.92 miles
5	M54 J7	7.15 miles



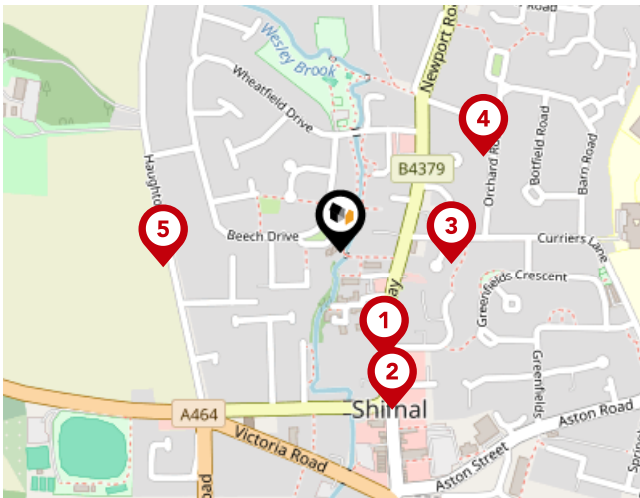
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	30.94 miles
2	Manchester Airport	48.04 miles
3	Baginton	43.26 miles
4	East Mids Airport	45.06 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	The Wheatsheaf	0.13 miles
2	The Wheatsheaf	0.19 miles
3	Seniors Club	0.12 miles
4	No. 37	0.19 miles
5	Lark Rise	0.2 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/

Important - Please Read

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Mark Garner Powered By EXP Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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