

MARK GARNER  
exp uk

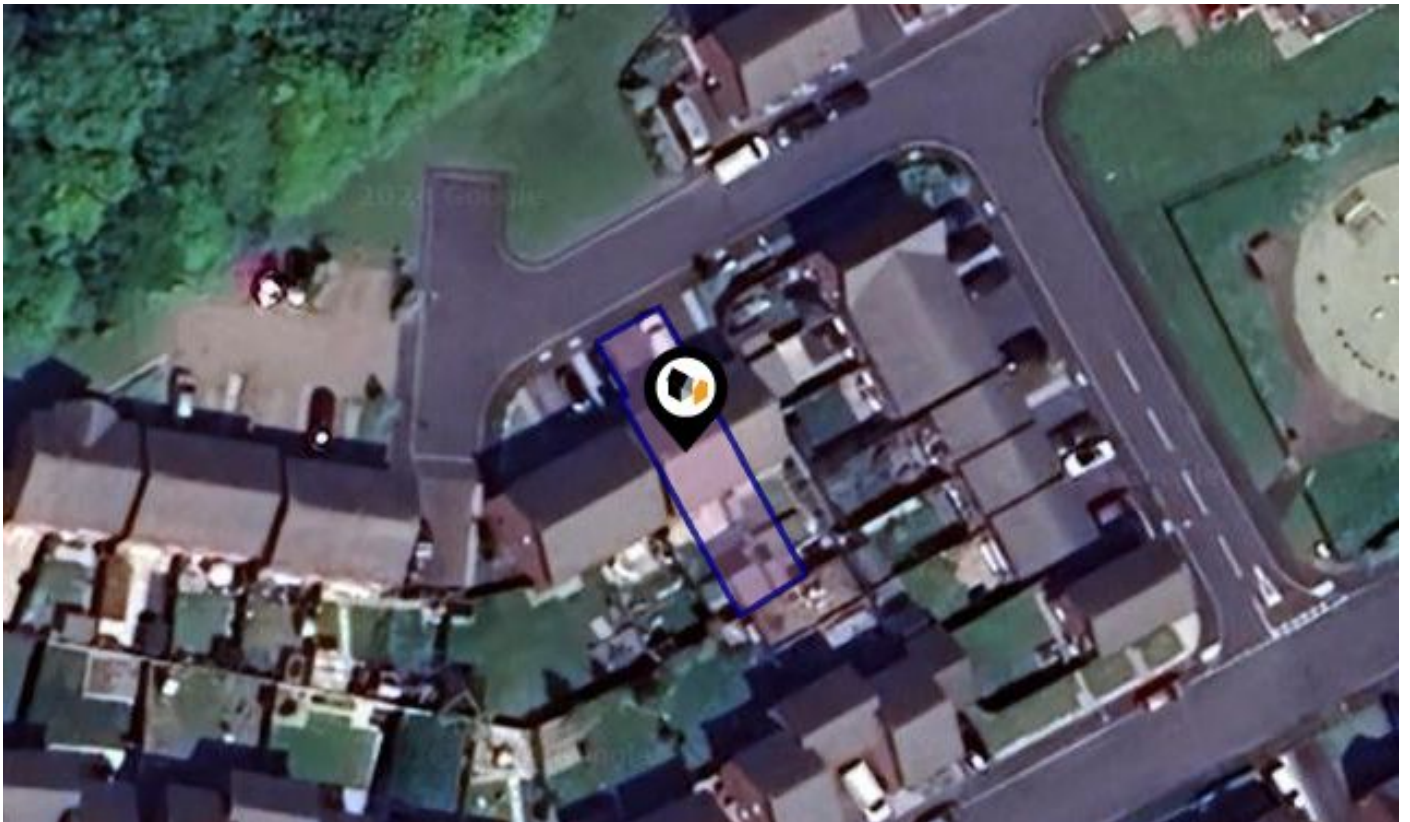


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03<sup>rd</sup> December 2024



**MINERS WAY, TELFORD, TF2**

**OIRO : £230,000**

**Mark Garner Powered By EXP**

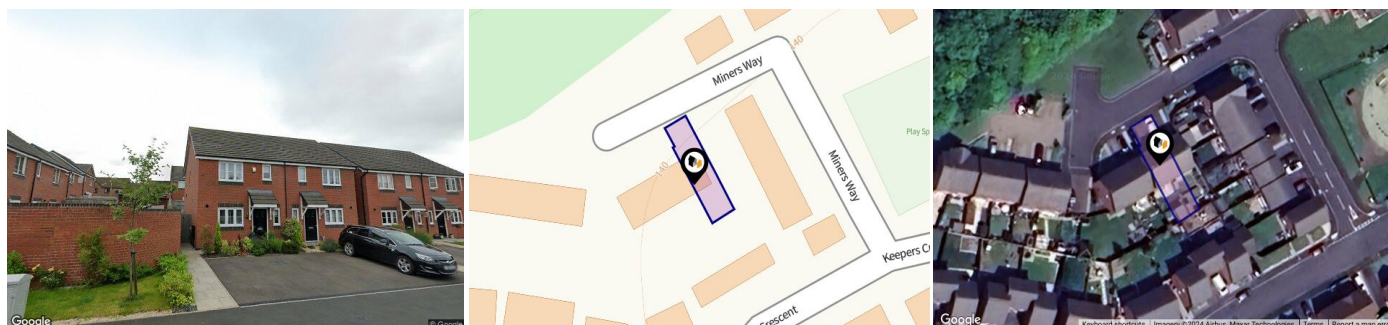
Telford, TF3

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## Property

<b>Type:</b>	Semi-Detached	<b>OIRO:</b>	£230,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,585		
<b>Title Number:</b>	SL254295		

## Local Area

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

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

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



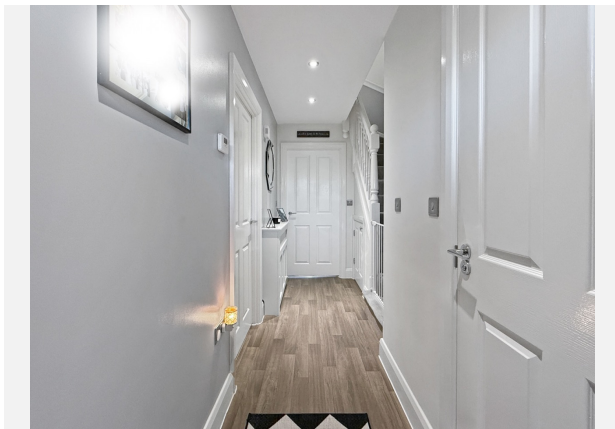




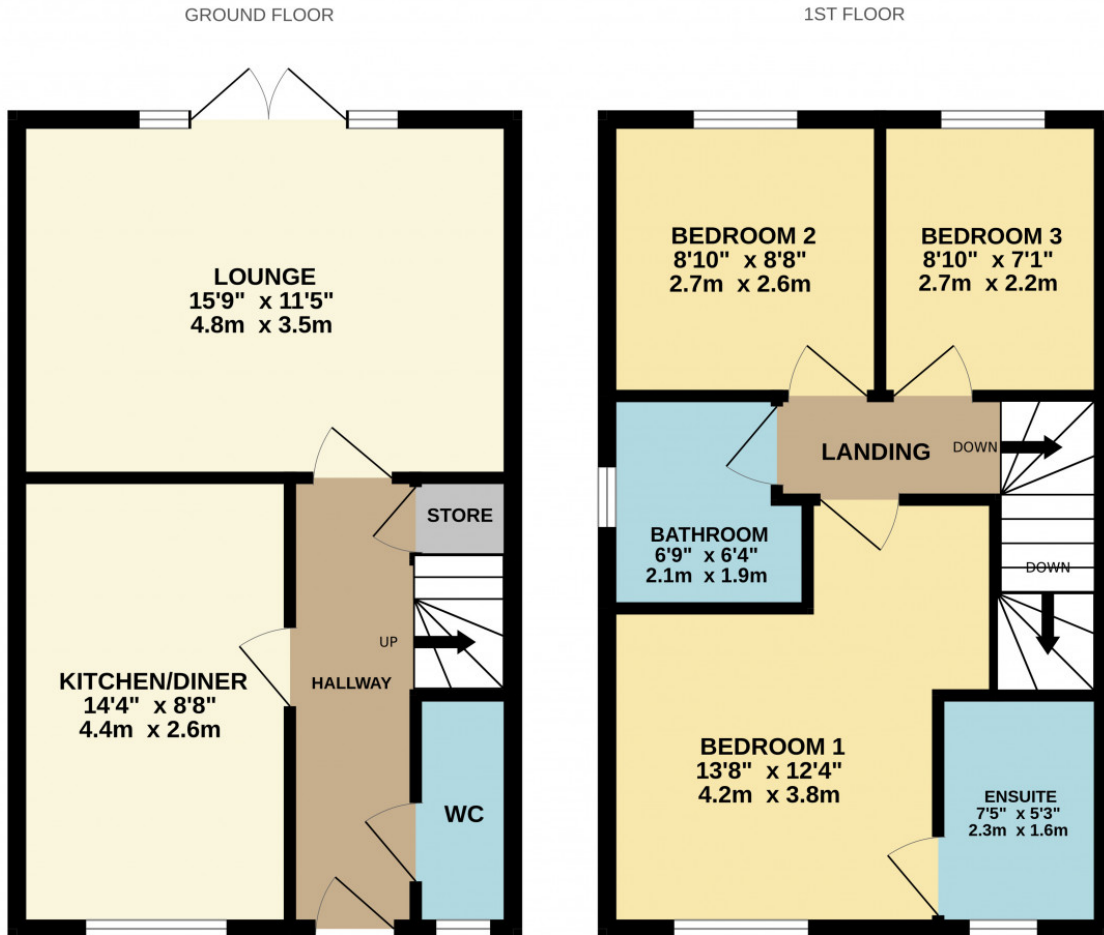








## MINERS WAY, TELFORD, TF2



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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Miners Way, TF2

Energy rating

**B**

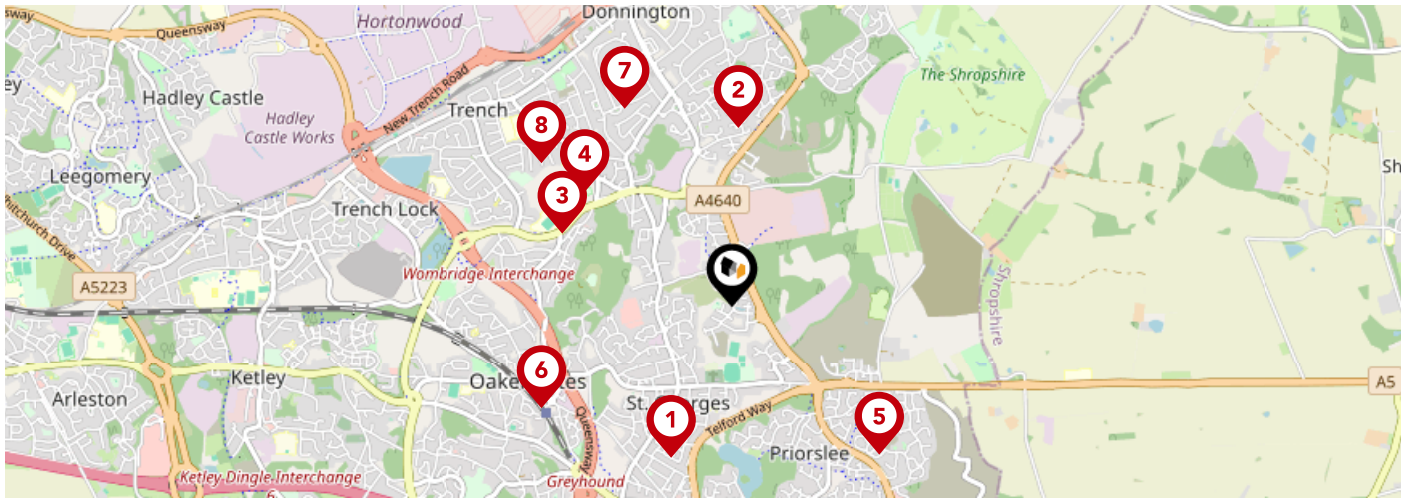
Valid until 11.06.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	85   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

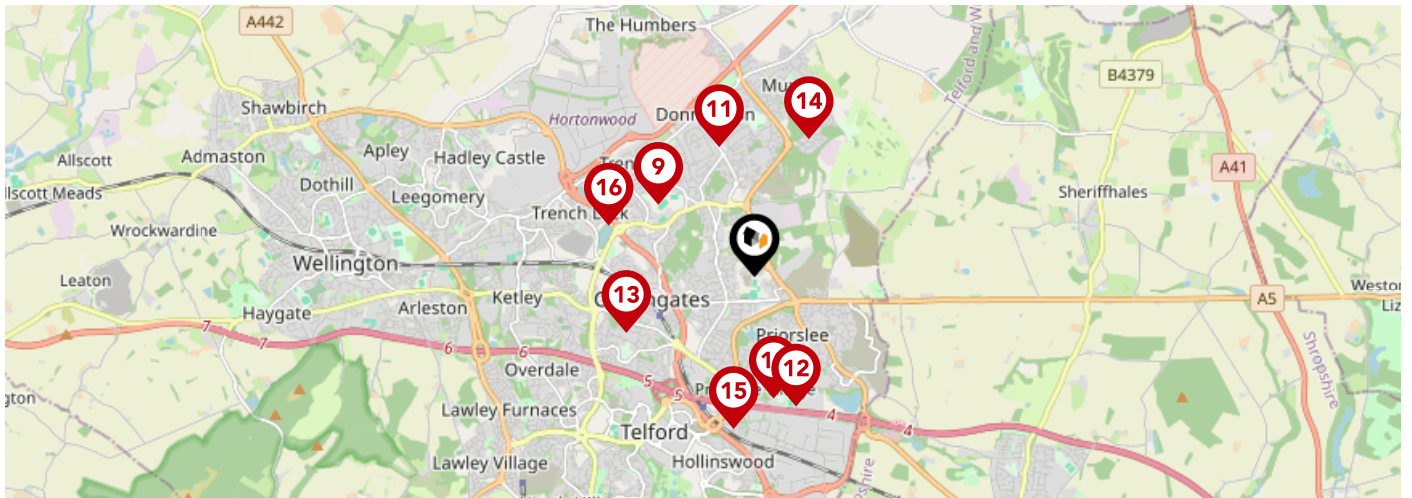
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.19 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.1 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, waste water heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	79 m <sup>2</sup>





	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St George's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 557   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Matthew's Church of England Aided Primary School and Nursery Centre</b> Ofsted Rating: Good   Pupils: 308   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>The Telford Priory School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Wrockwardine Wood Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 195   Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Redhill Primary Academy</b> Ofsted Rating: Good   Pupils: 473   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Oakengates Nursery School</b> Ofsted Rating: Good   Pupils: 60   Distance:0.97</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Donnington Wood CofE Voluntary Controlled Junior School</b> Ofsted Rating: Good   Pupils: 226   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Wrockwardine Wood Church of England Junior School</b> Ofsted Rating: Good   Pupils: 255   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

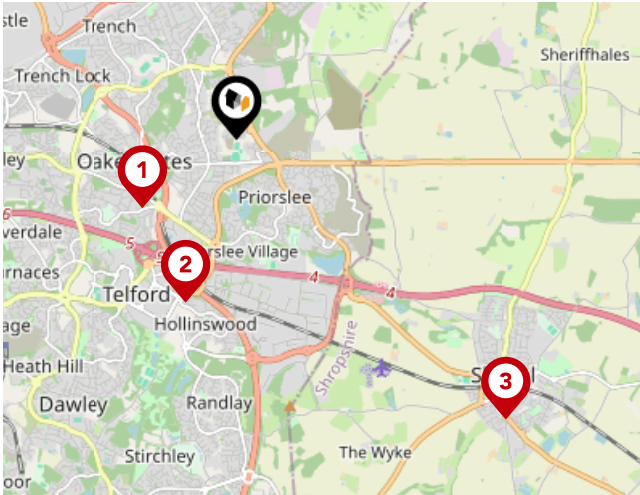


		Nursery	Primary	Secondary	College	Private
	<b>St Luke's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 155   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Priorslee Academy</b> Ofsted Rating: Good   Pupils: 451   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Donnington Wood Infant School and Nursery Centre</b> Ofsted Rating: Good   Pupils: 179   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Trinity Academy</b> Ofsted Rating: Good   Pupils: 875   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wombridge Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Muxton Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kickstart Academy</b> Ofsted Rating: Requires improvement   Pupils: 46   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Teagues Bridge Primary School</b> Ofsted Rating: Requires improvement   Pupils: 273   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



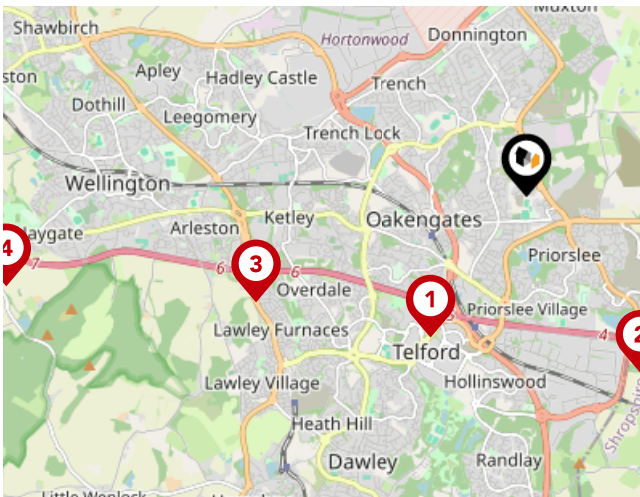
# Area

## Transport (National)



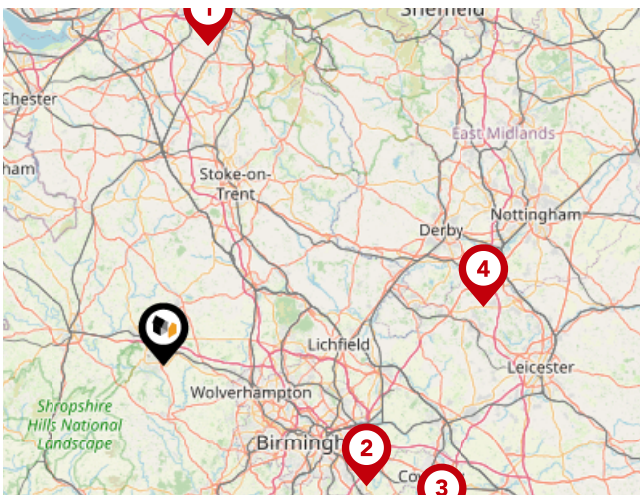
### National Rail Stations

Pin	Name	Distance
1	Oakengates Rail Station	1.04 miles
2	Telford Central Rail Station	1.53 miles
3	Shifnal Rail Station	3.49 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J5	1.52 miles
2	M54 J4	1.88 miles
3	M54 J6	2.6 miles
4	M54 J7	4.74 miles
5	M54 J3	6.24 miles



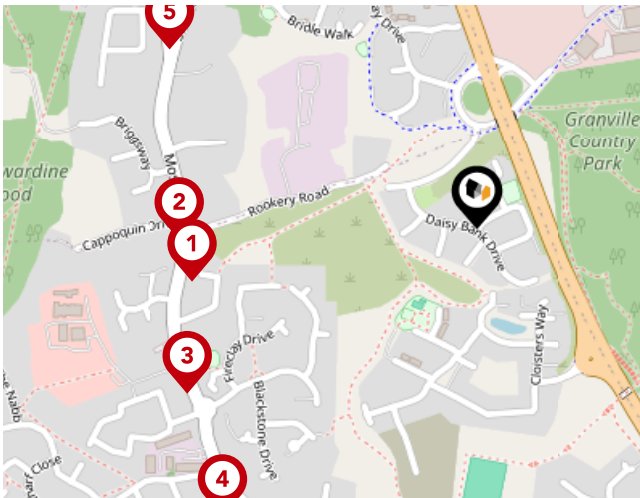
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	46.15 miles
2	Birmingham Airport	34.05 miles
3	Baginton	46.37 miles
4	East Mids Airport	46.87 miles

# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Cappoquin Drive	0.33 miles
2	Cappoquin Drive	0.34 miles
3	The Talbot	0.37 miles
4	Walker Crescent	0.43 miles
5	Johnstone Close	0.4 miles



# Mark Garner Powered By EXP

## About Us

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### 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/

# 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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