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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**OAKENGATES ROAD, DONNINGTON, TELFORD, TF2**

**butters john bee**

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,819 ft <sup>2</sup> / 169 m <sup>2</sup>		
Plot Area:	0.3 acres		
Year Built :	After 2007		
Council Tax :	Band E		
Annual Estimate:	£2,623		
Title Number:	SL177958		

## Local Area

Local Authority:	Telford and wrekin	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	9 mb/s	44 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	sky
				





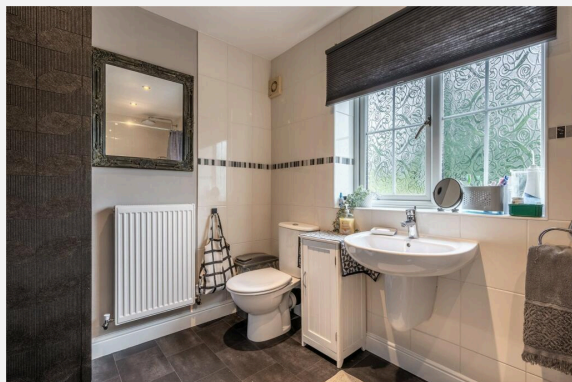
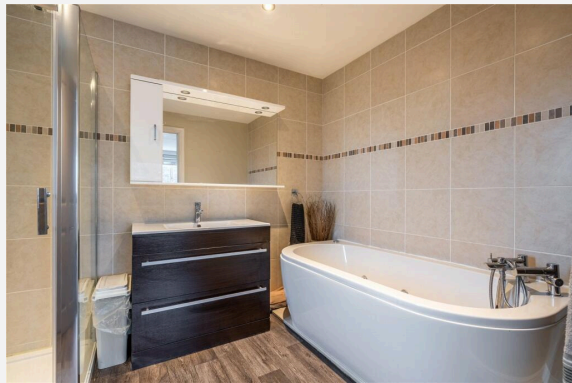




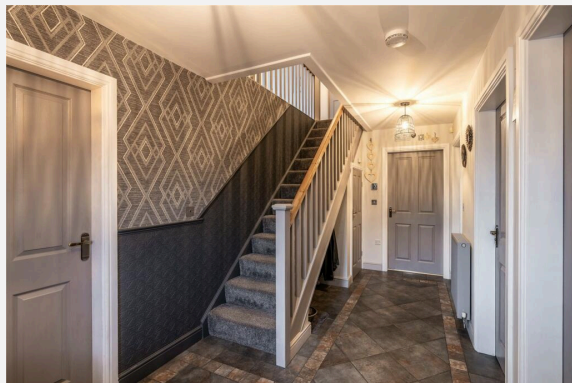
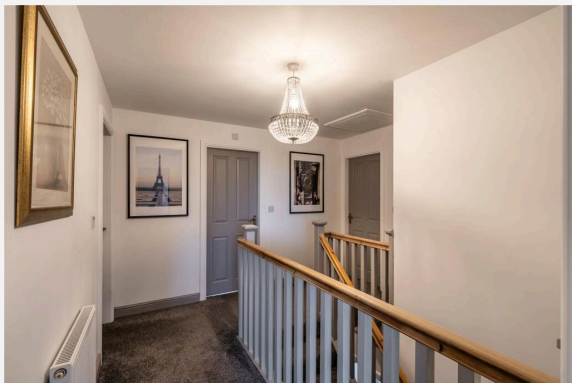


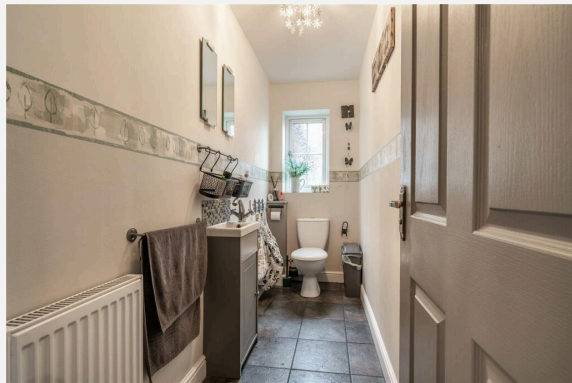








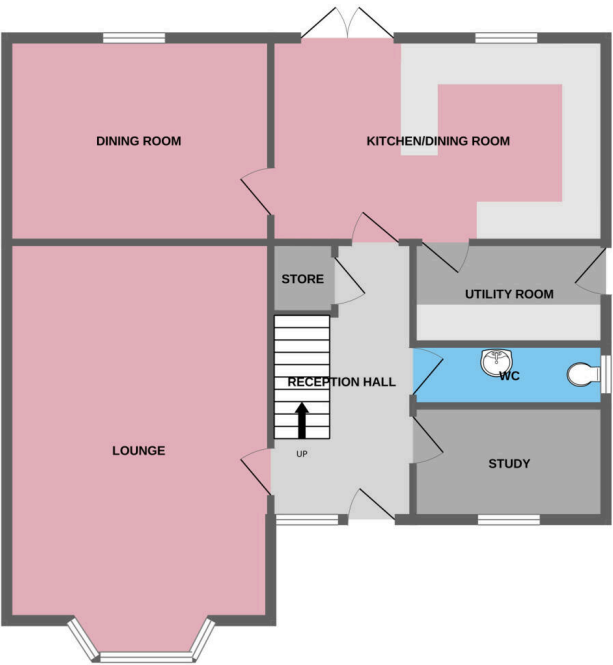




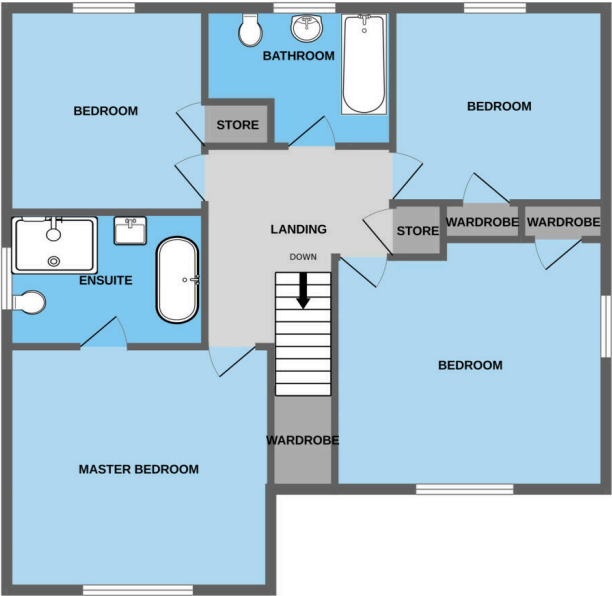


OAKENGATES ROAD, DONNINGTON, TELFORD, TF2

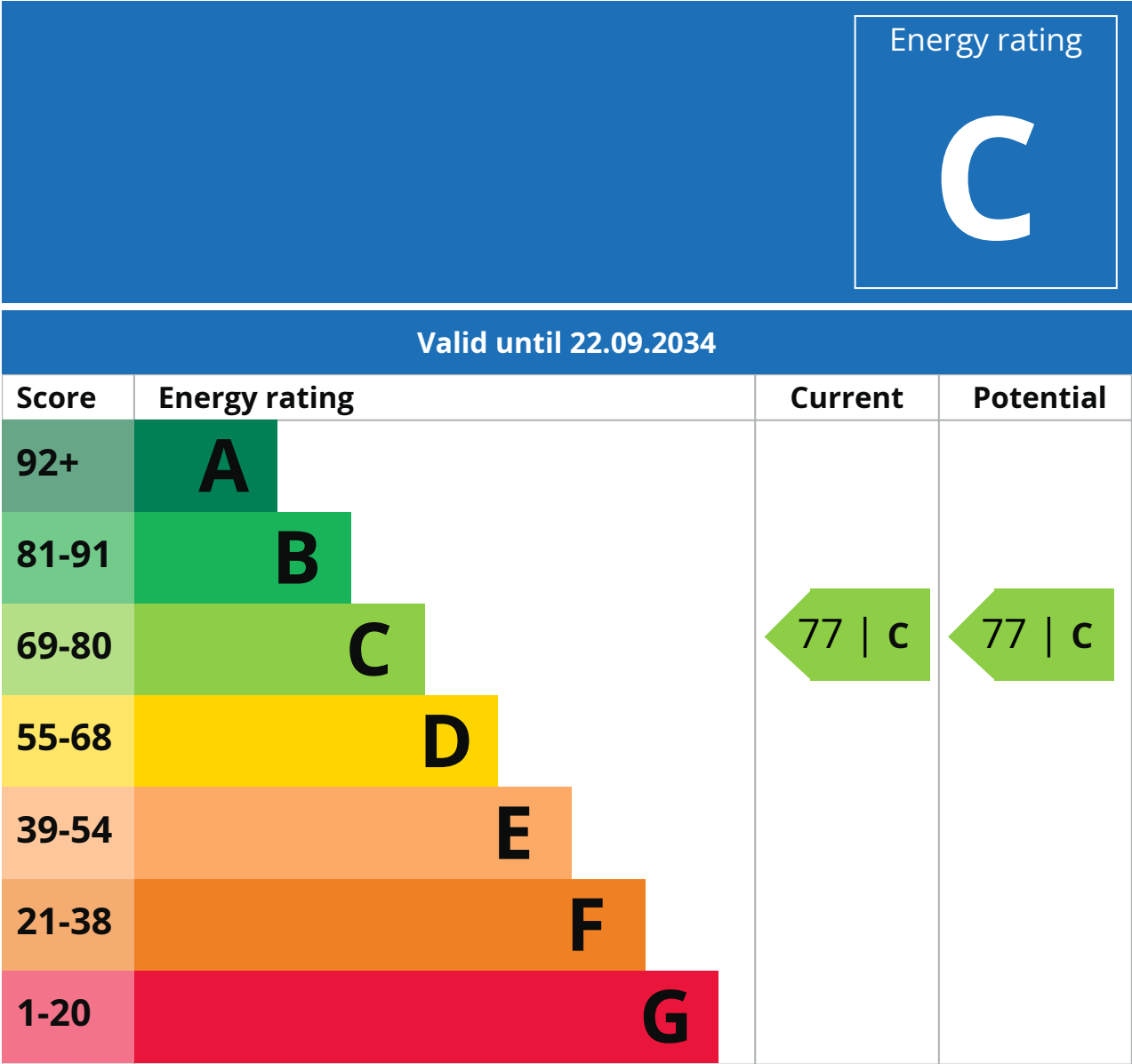
GROUND FLOOR



1ST FLOOR



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# Property

## EPC - Additional Data

### Additional EPC Data

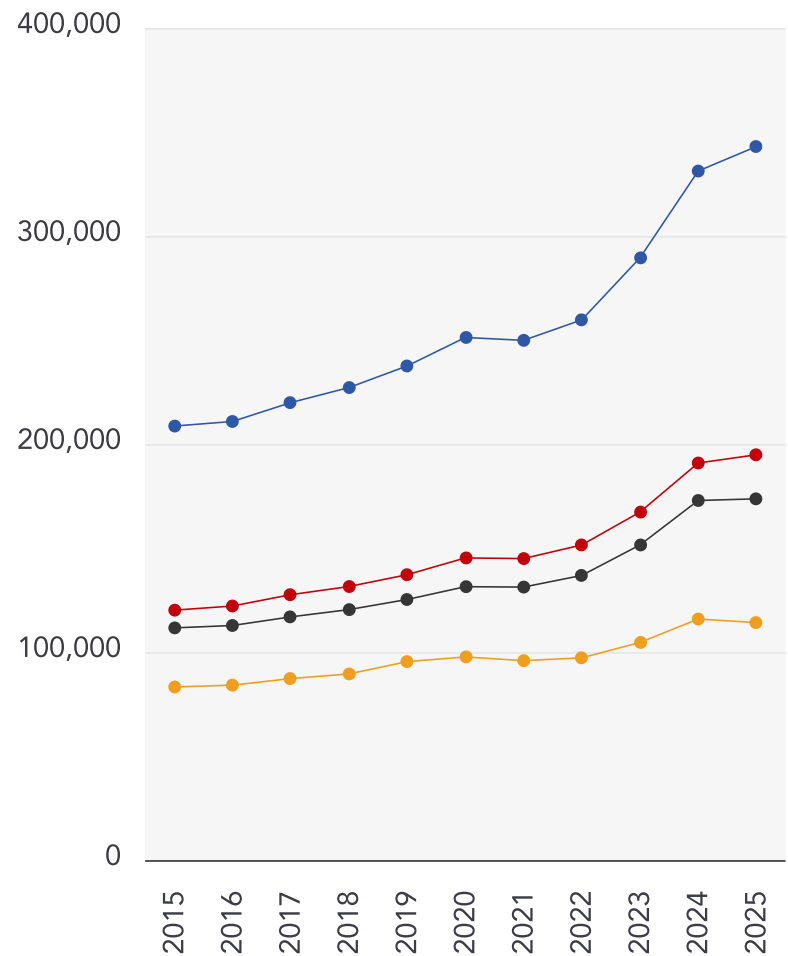
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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 350 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended insulated (assumed)
<b>Total Floor Area:</b>	169 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in TF2



Detached

**+64.39%**

Semi-Detached

**+62.17%**

Terraced

**+55.55%**

Flat

**+37.19%**



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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

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