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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



BIRCHFIELD WAY, TELFORD, TF3

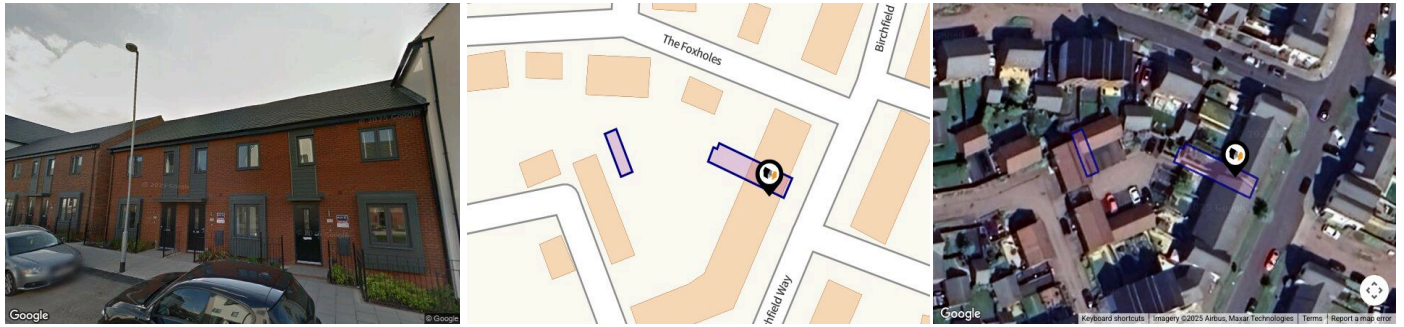
butters john bee

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.04 acres		
Year Built :	2015		
Council Tax :	Band B		
Annual Estimate:	£1,669		
Title Number:	SL232677		

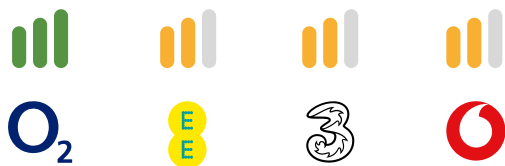
Local Area

Local Authority:	Telford and wrekin
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	1800 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Birchfield Way, TF3

Energy rating

C

Valid until 19.01.2025

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

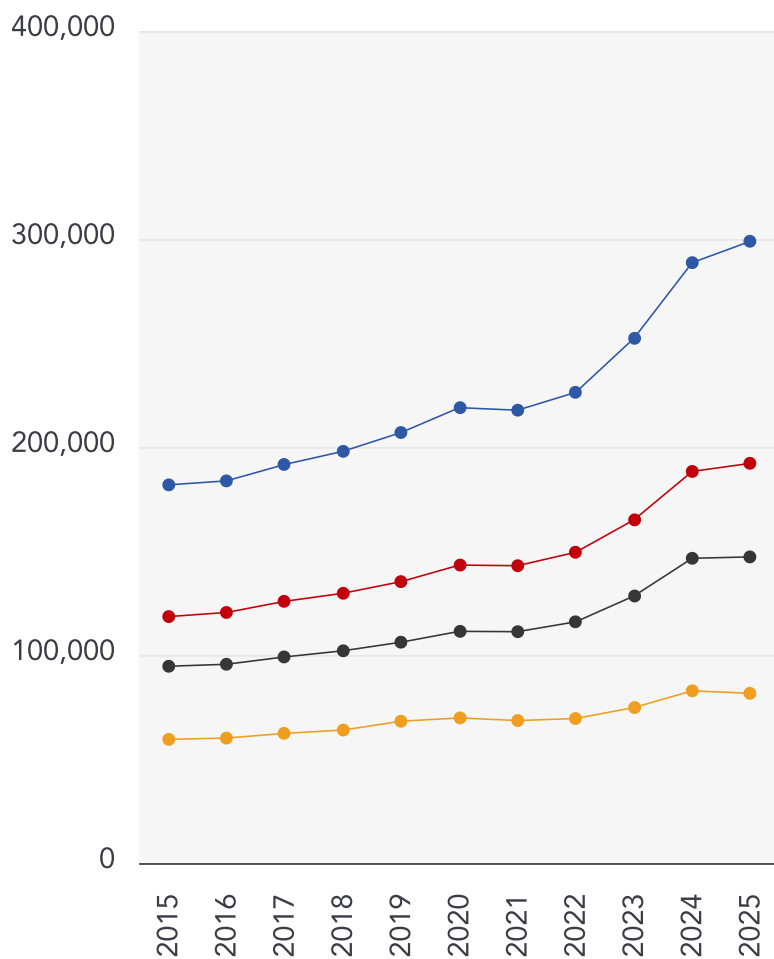
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.35 W/m ² ·K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.15 W/m ² ·K
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:	Average thermal transmittance 0.20 W/m ² ·K
Total Floor Area:	77 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in TF3



Detached

+64.39%

Semi-Detached

+62.17%

Terraced

+55.55%

Flat

+37.19%

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of butters john bee or the seller.

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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