

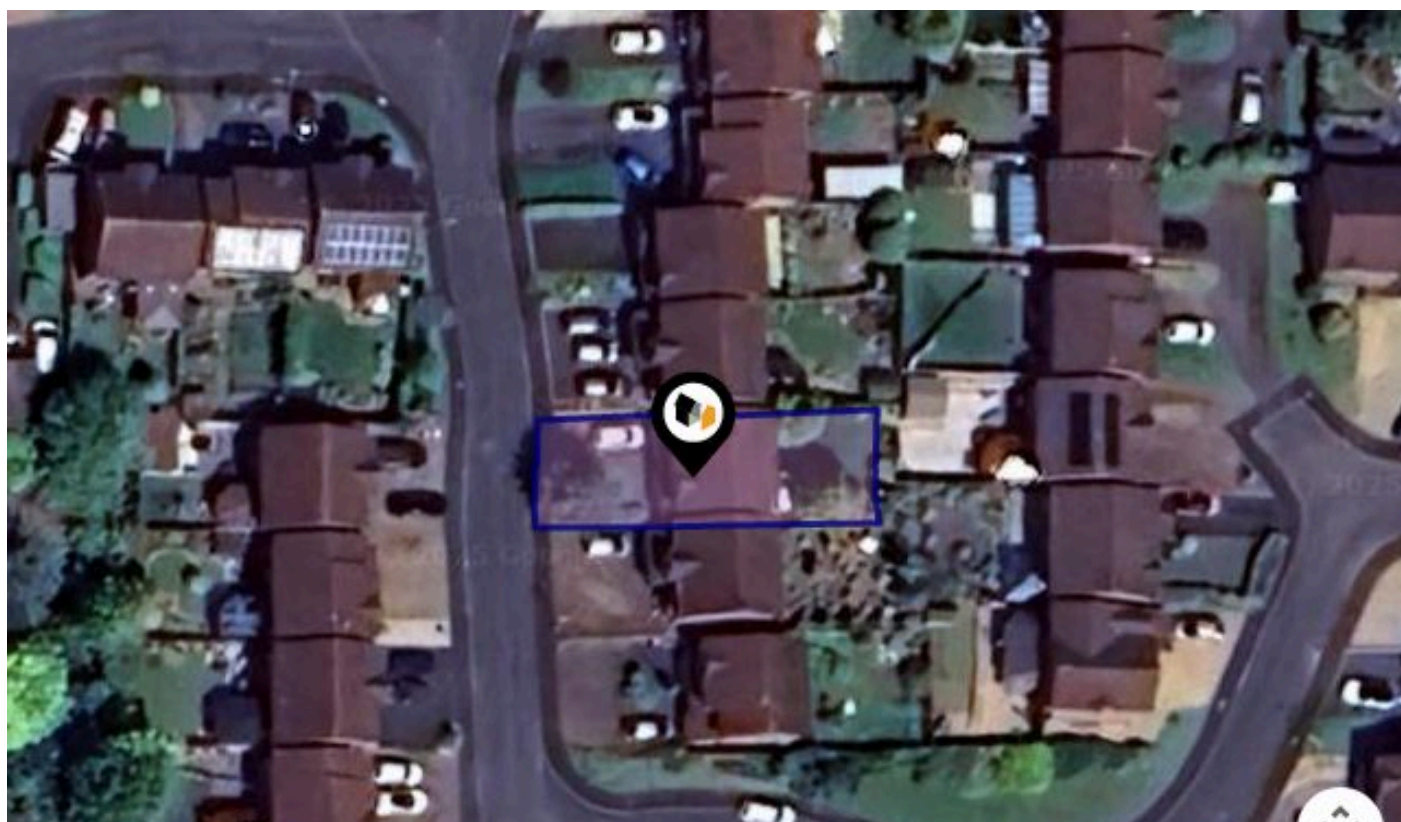


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



SWANSMEDE WAY, STIRCHLEY, TELFORD, TF3

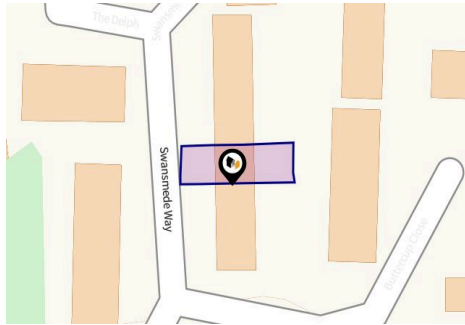
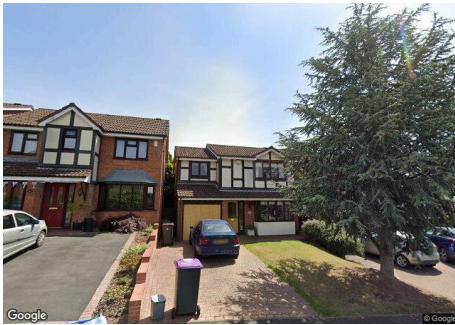
butters john bee

Cannock, WS11 1

01952 204420

telford@haart.co.uk















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Property

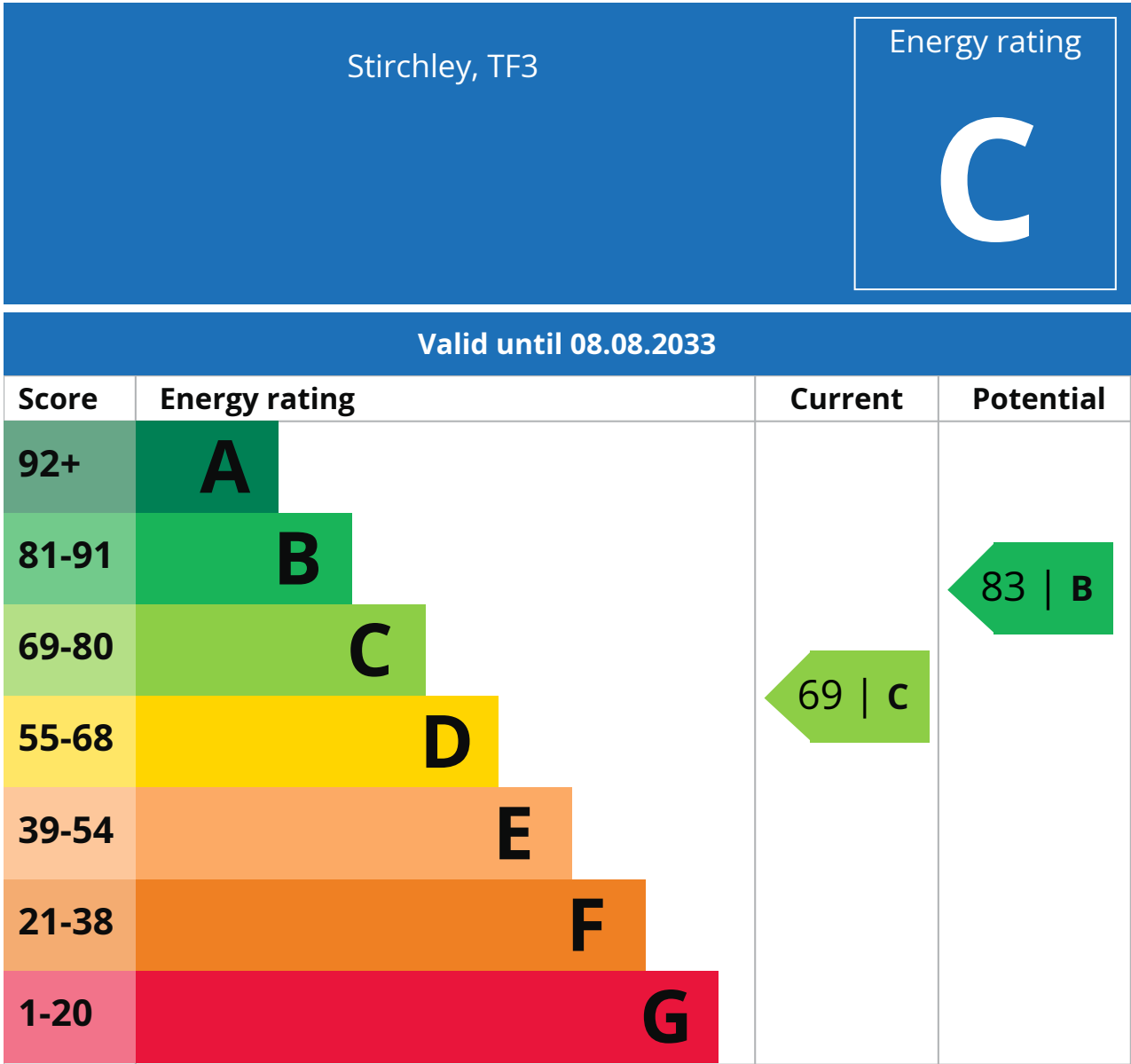
| | | | |
|------------------|---|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 979 ft ² / 91 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1991-1995 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,146 | | |
| Title Number: | SL50256 | | |

Local Area

| | | | | |
|---|---|---|---|---|
| Local Authority: | Telford and Wrekin | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | Kirkton | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 16 mb/s | 73 mb/s | 1000 mb/s |
| • Surface Water | Very low |  |  |  |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
|  |  |  |  |  |
|  |  |  |  |  |
| | | | |  |

Property

EPC - Certificate



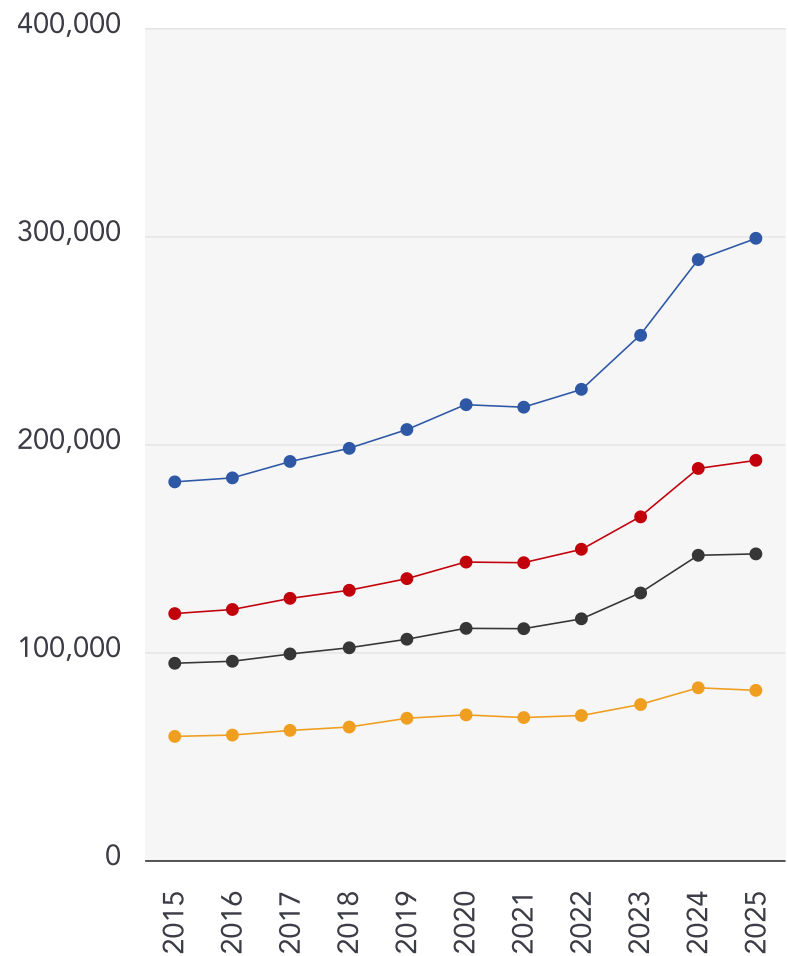
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | ECO assessment |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system, no cylinder thermostat |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | To unheated space, limited insulation (assumed) |
| Total Floor Area: | 91 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

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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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Valuation Office
Agency

