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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**HILL CREST ROAD, ST. GEORGES, TELFORD, TF2**

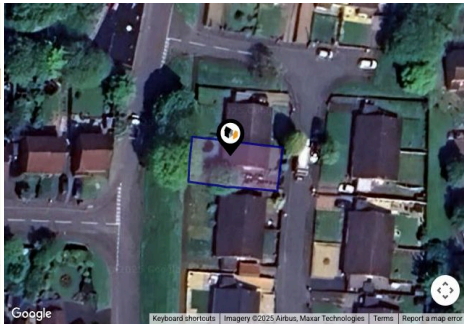
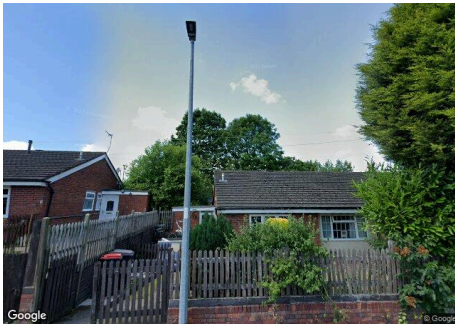
**butters john bee**

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www.buttersjohnbee.com



## Property

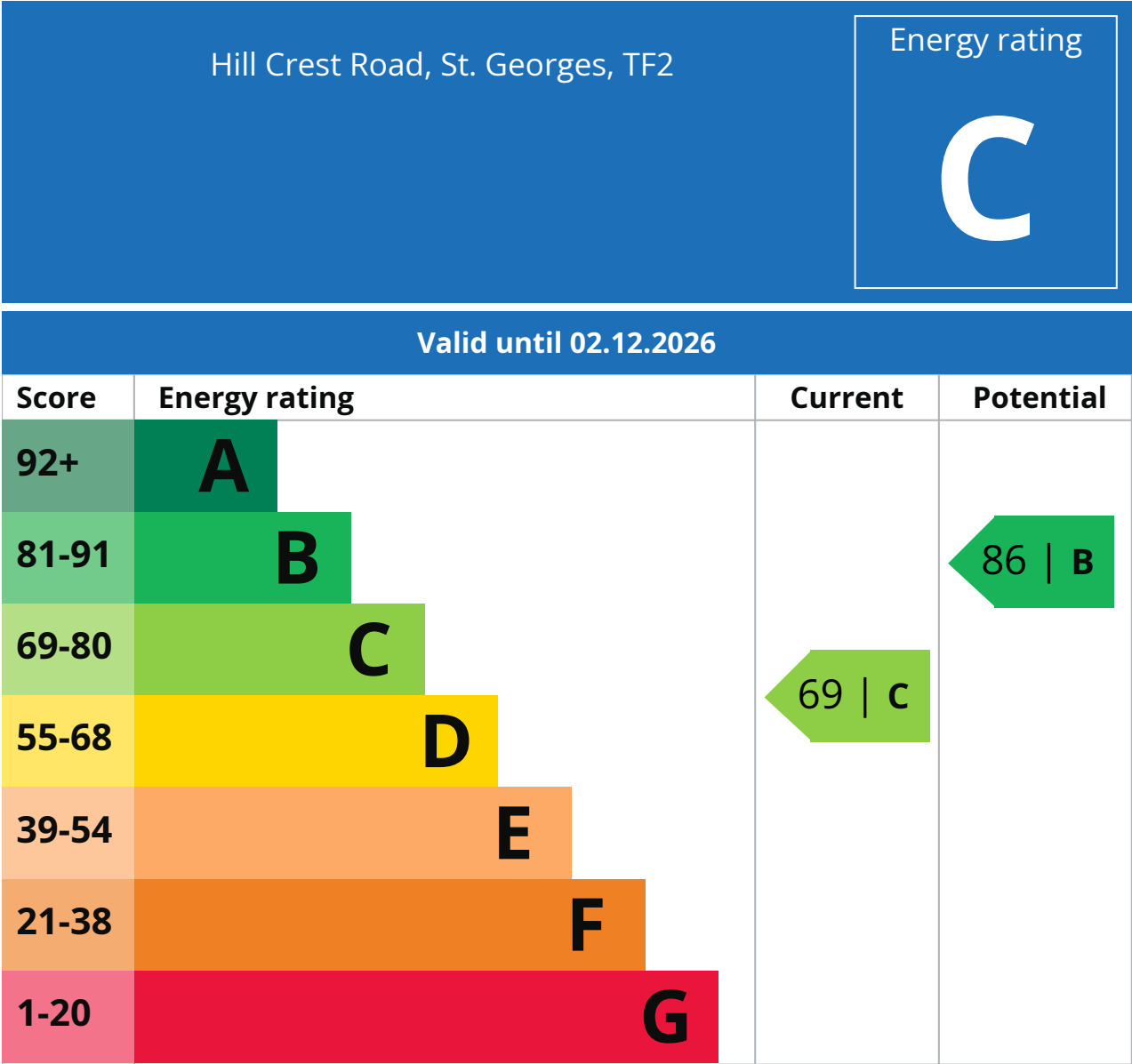
Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,669		
Title Number:	SL91223		

## Local Area

Local Authority:	Telford and wrekin	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	45 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
				
				Virgin media

Property

# EPC - Certificate



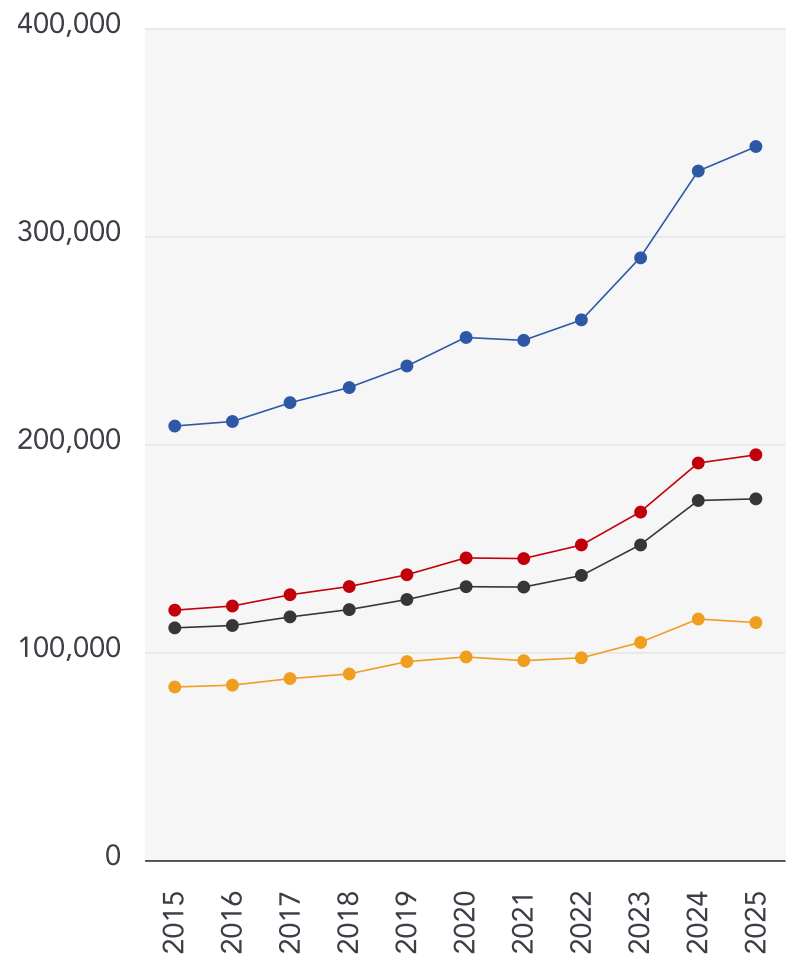
## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	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 64% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	65 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%**

## Important - Please Read

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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

