

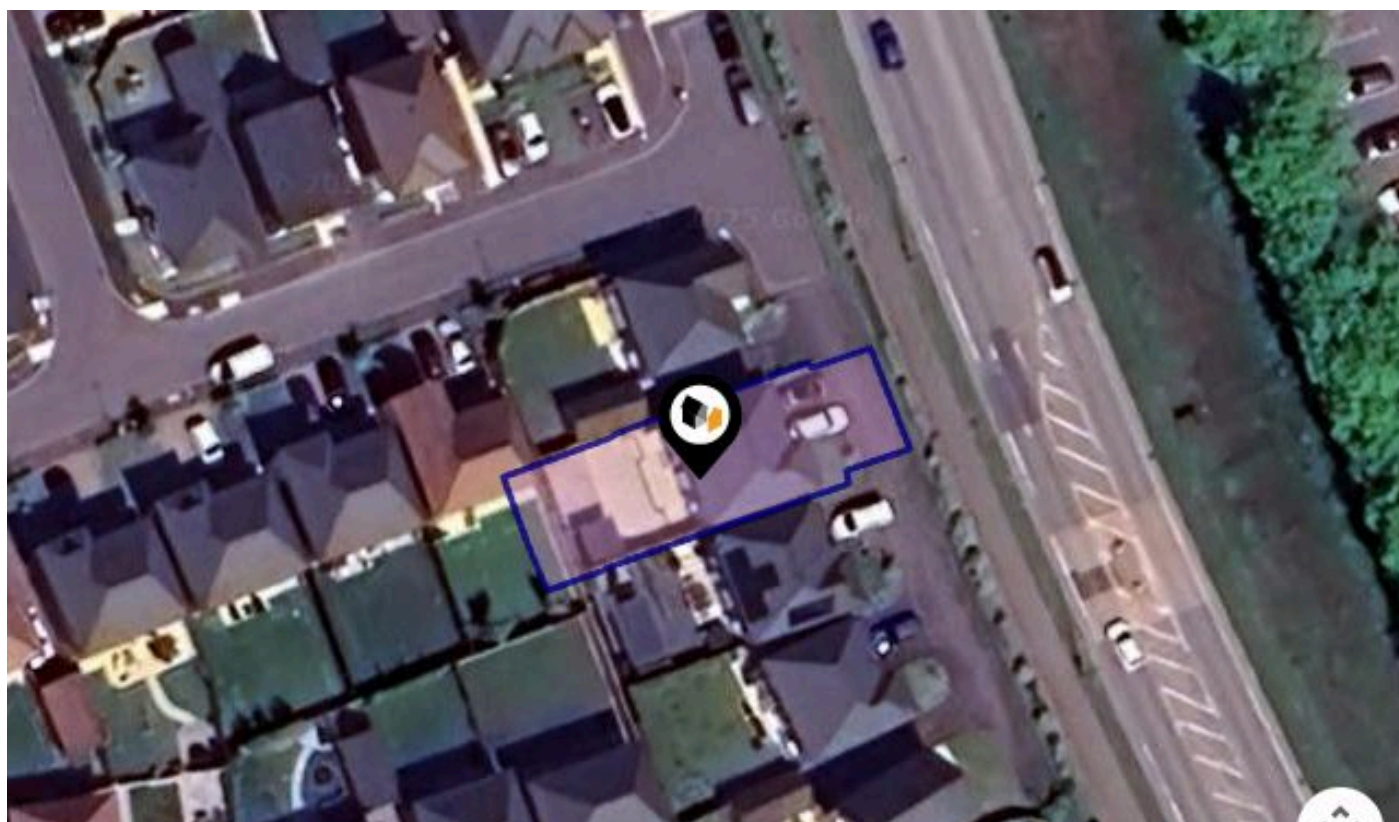


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**SAMPSON HOLLOWAY MEWS, PRIORSLEE, TELFORD, TF2**

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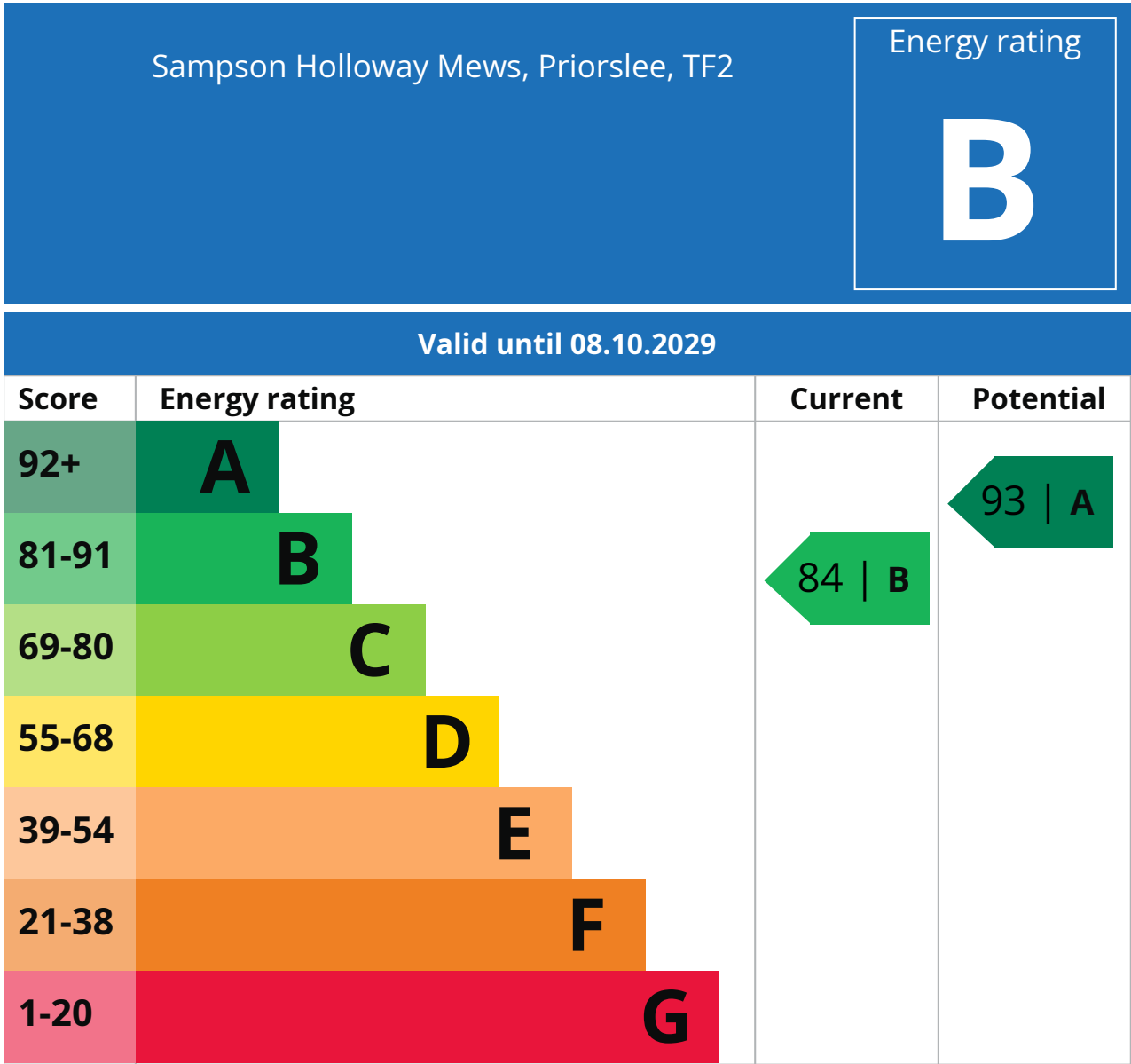
## Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,623		
Title Number:	SL267055		

## Local Area

Local Authority:	Telford and wrekin	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property  
**EPC - Certificate**



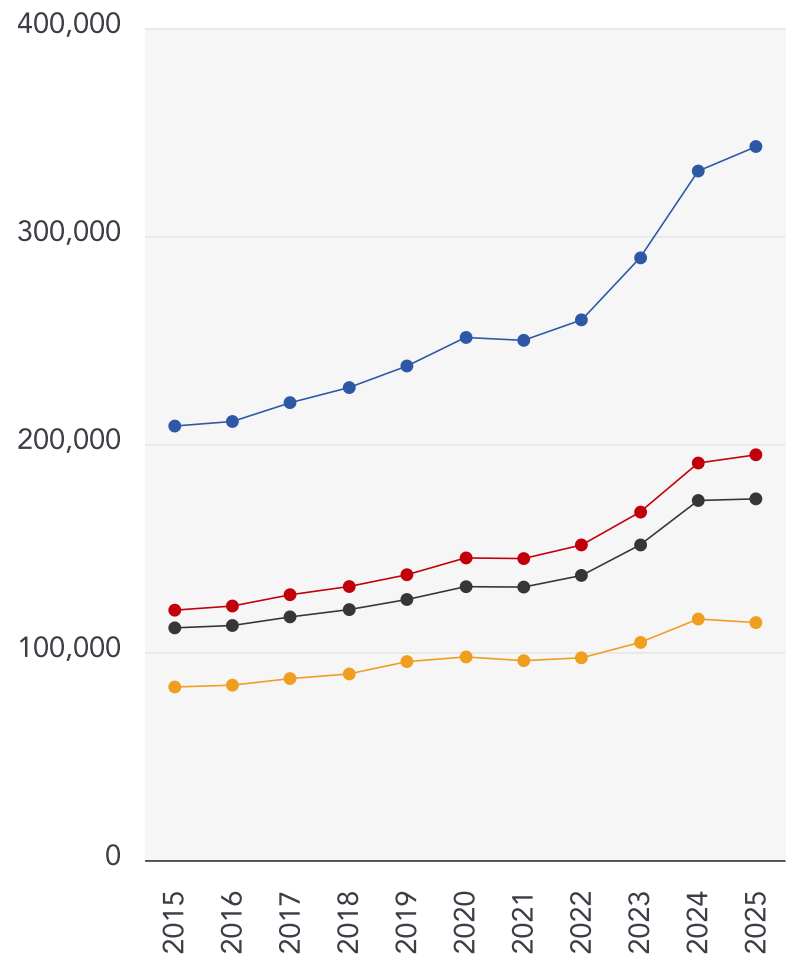
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	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 0.29 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.14 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	120 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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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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