

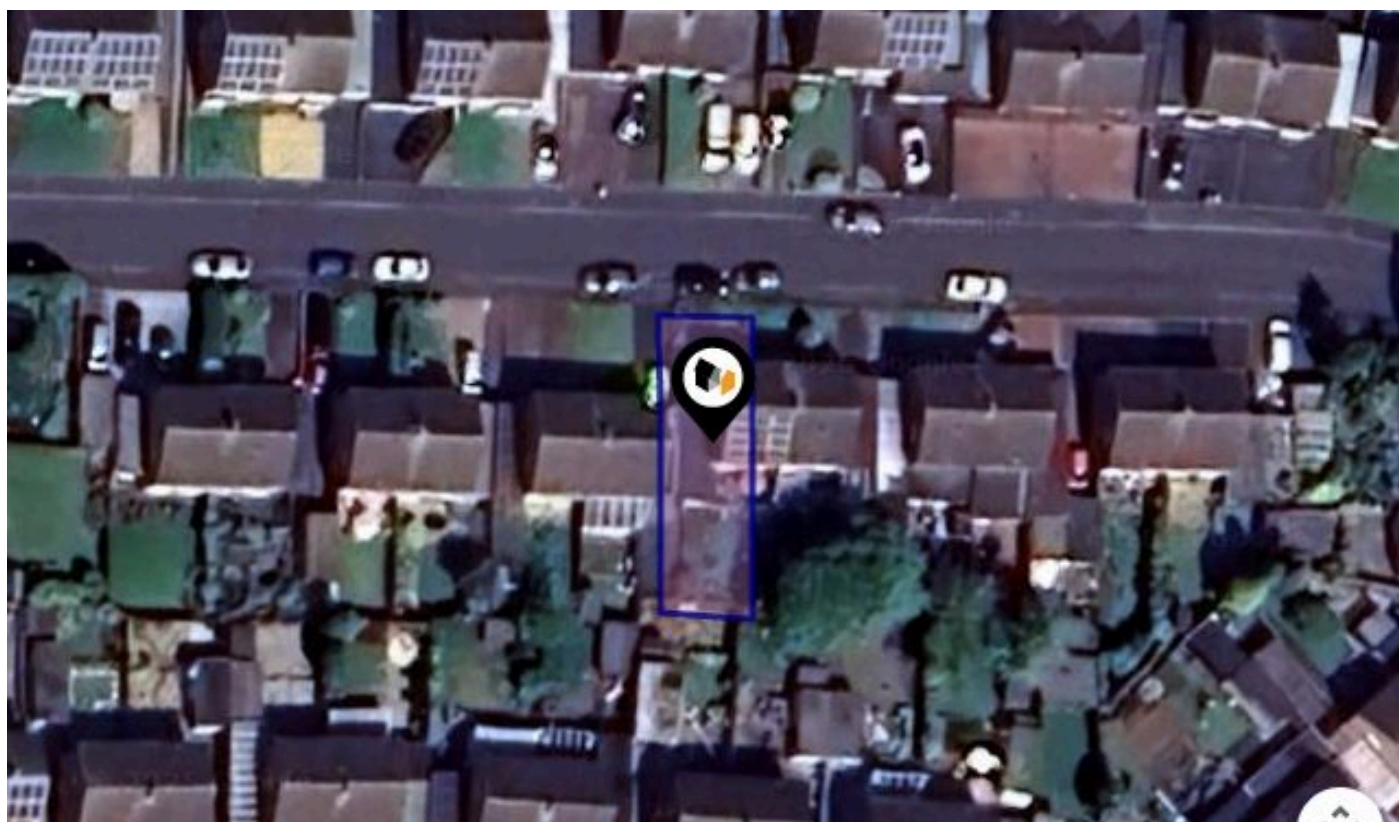


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**POOL ROAD, TRENCH, TELFORD, TF2**

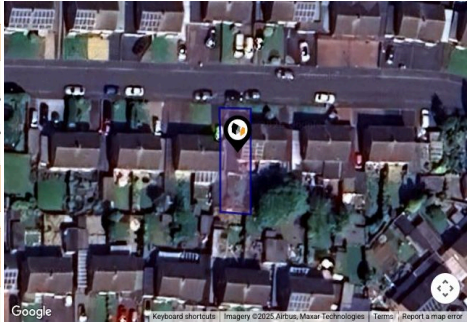
**butters john bee**

Cannock, WS11 1

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## Property

Type:	Semi-Detached House
Bedrooms:	3
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,669
Title Number:	SL139559

Tenure: Freehold

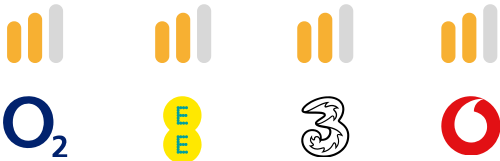
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	45 mb/s	1000 mb/s

### Mobile Coverage: (based on calls indoors)

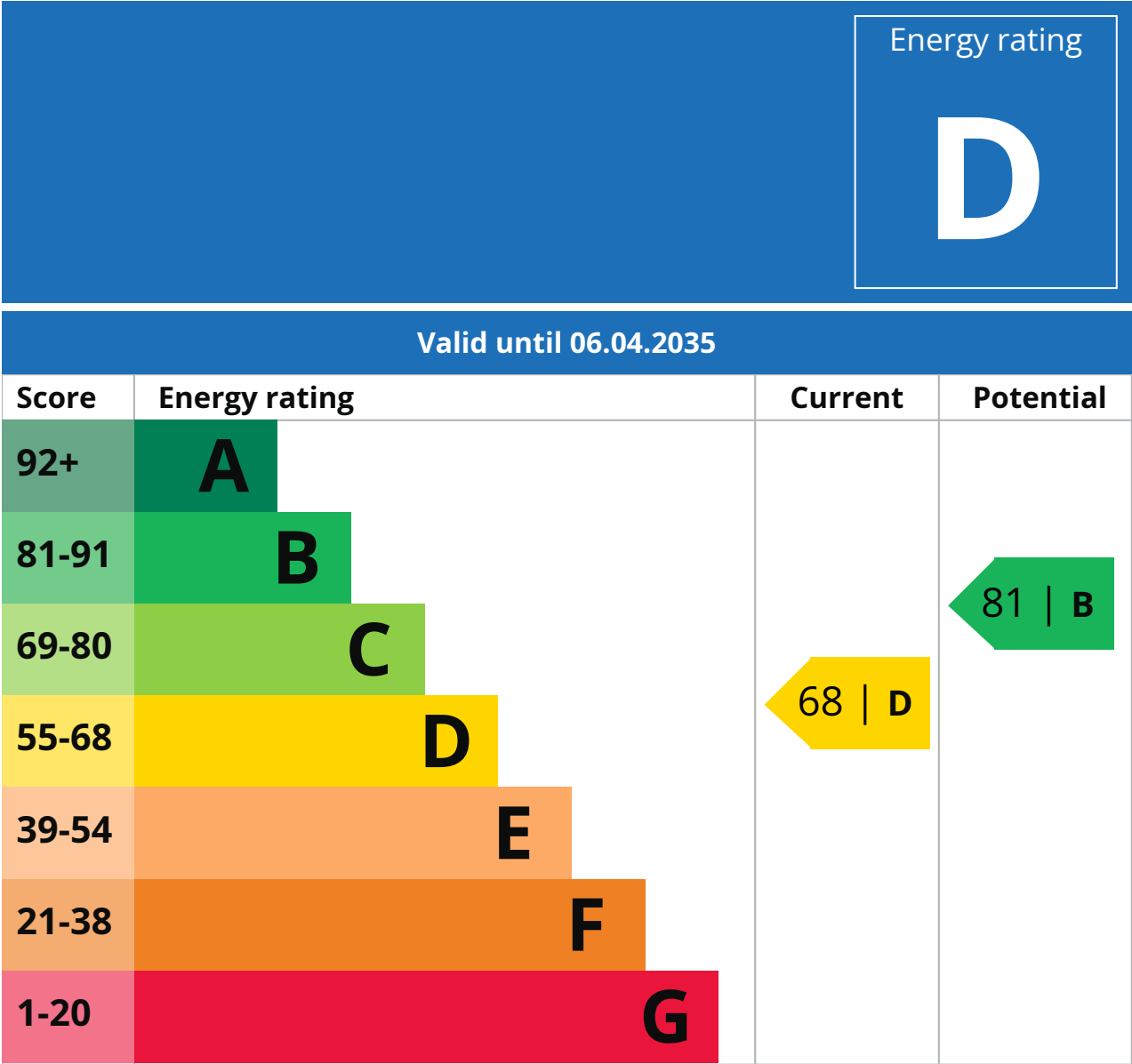


### Satellite/Fibre TV Availability:



Property

# EPC - Certificate



# Property

## EPC - Additional Data

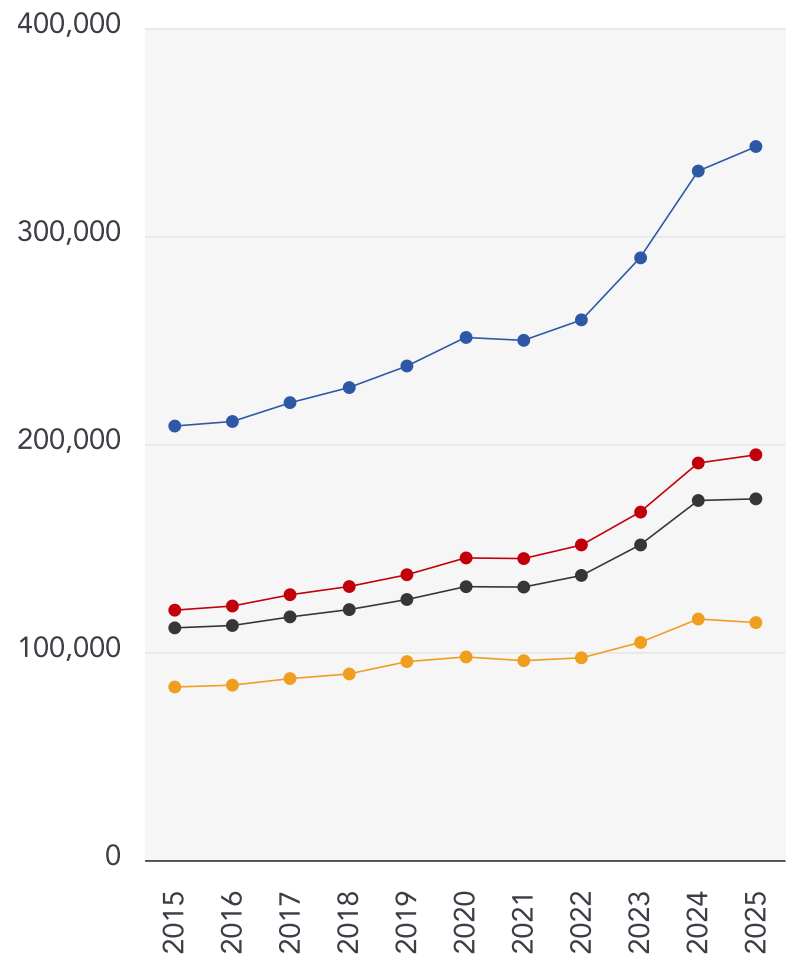
### Additional EPC Data

<b>Property Type:</b>	Semi-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, no insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Pitched, 150 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	98 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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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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