

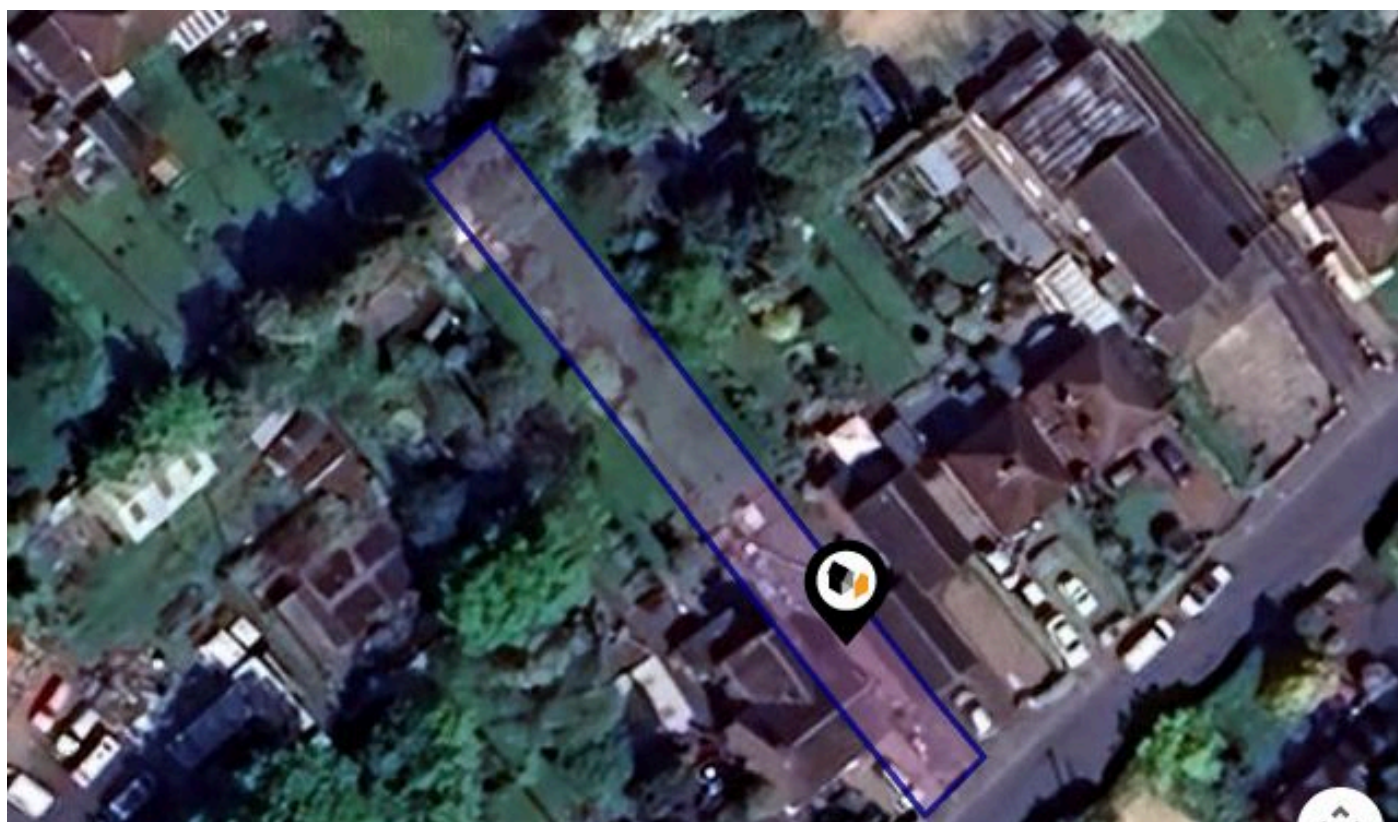


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



QUEENS ROAD, DONNINGTON, TELFORD, TF2

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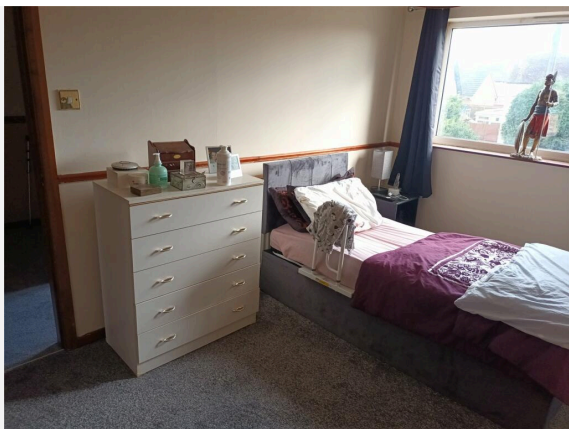
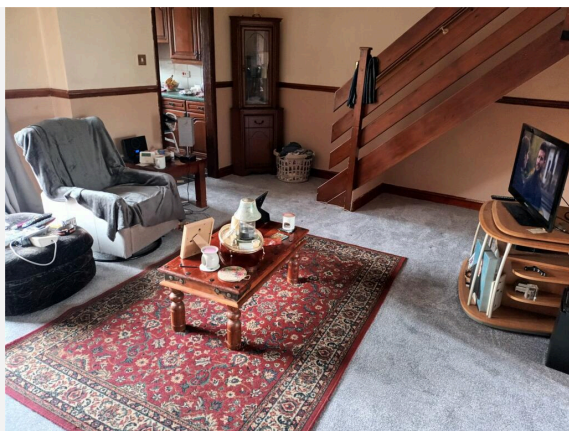
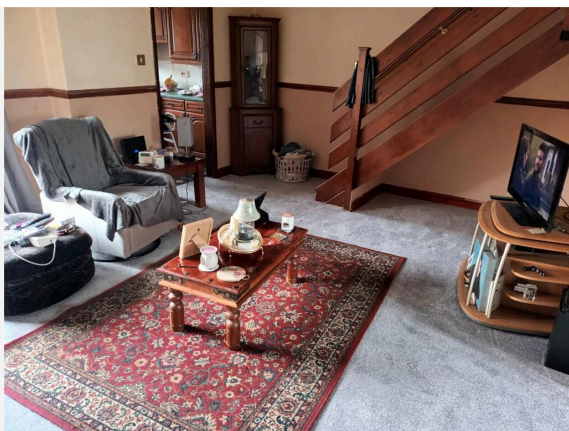
Property

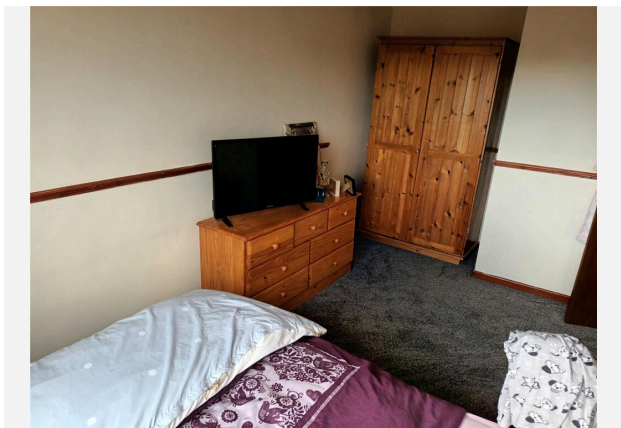
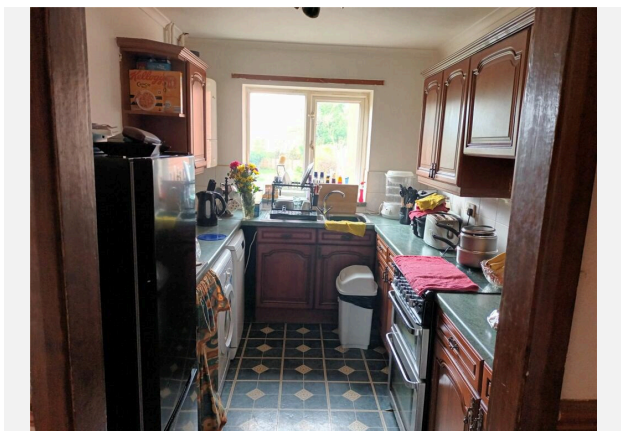
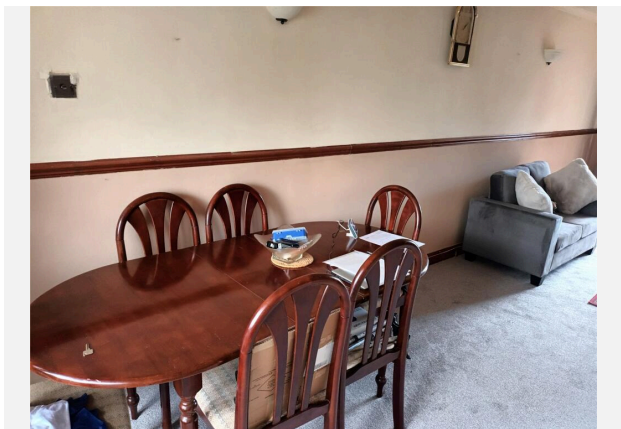
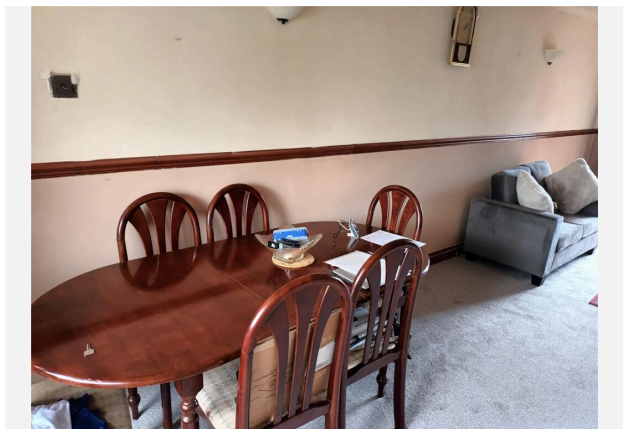
| | | | |
|------------------|---|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 828 ft ² / 77 m ² | | |
| Plot Area: | 0.11 acres | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,669 | | |
| Title Number: | SL49558 | | |

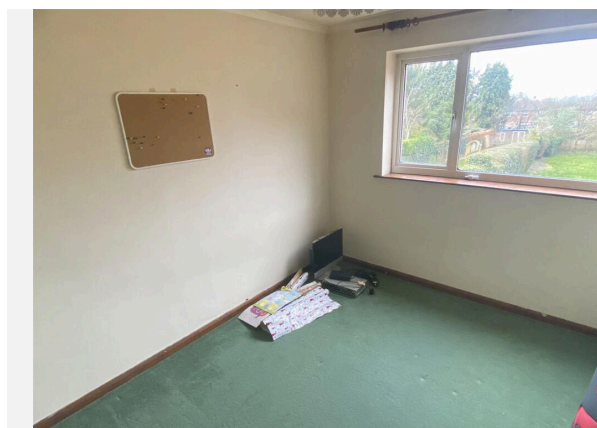
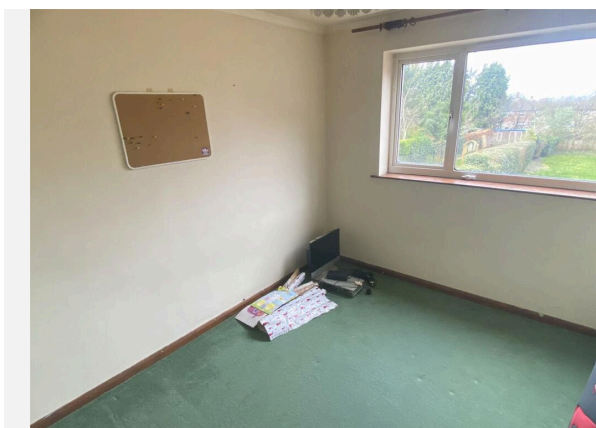
Local Area

| | | | | |
|--------------------|--------------------|------------------------------------|------|------|
| Local Authority: | Telford and wrekin | Estimated Broadband Speeds | | |
| Conservation Area: | Kirkton | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 15 | 80 | 1000 |
| • Surface Water | Very low | mb/s | mb/s | mb/s |
| | | | | |

| | | | | | | |
|--------------------------|----|---|----------|----------------------------------|-----|--------------|
| Mobile Coverage: | | | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | | | |
| | | | | | | |
| O ₂ | EE | 3 | Vodafone | BT | sky | Virgin media |

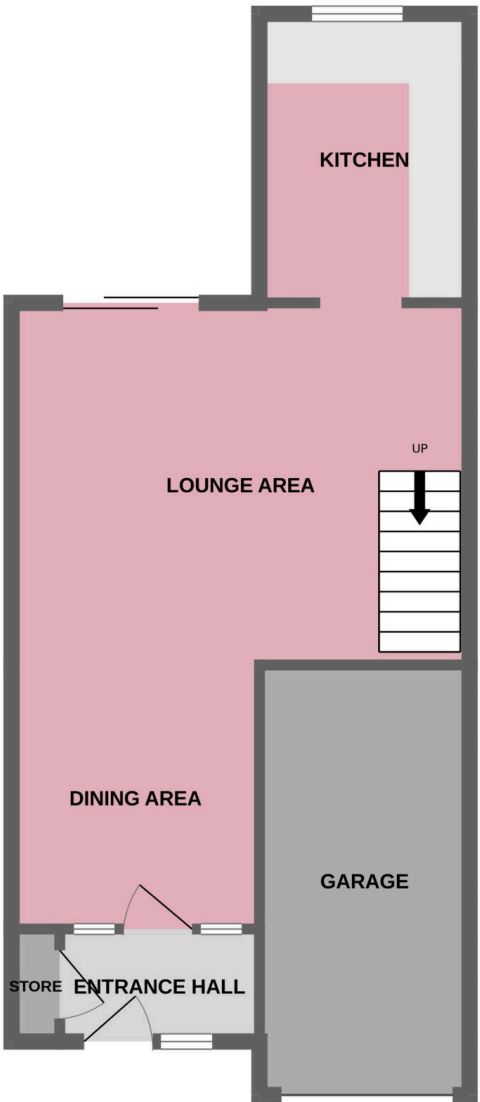




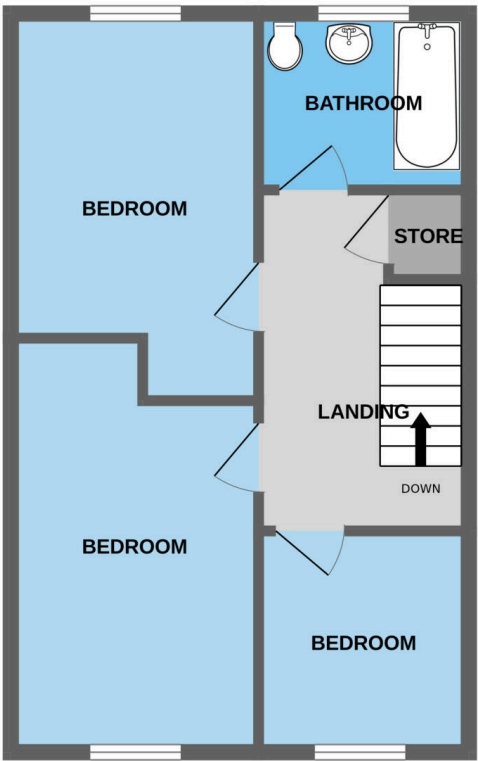


QUEENS ROAD, DONNINGTON, TELFORD, TF2

GROUND FLOOR



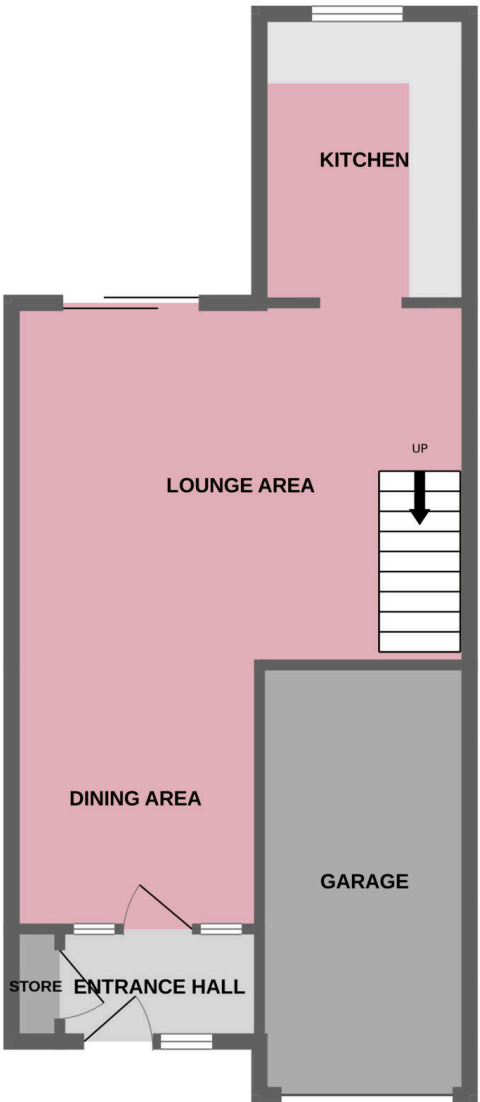
1ST FLOOR



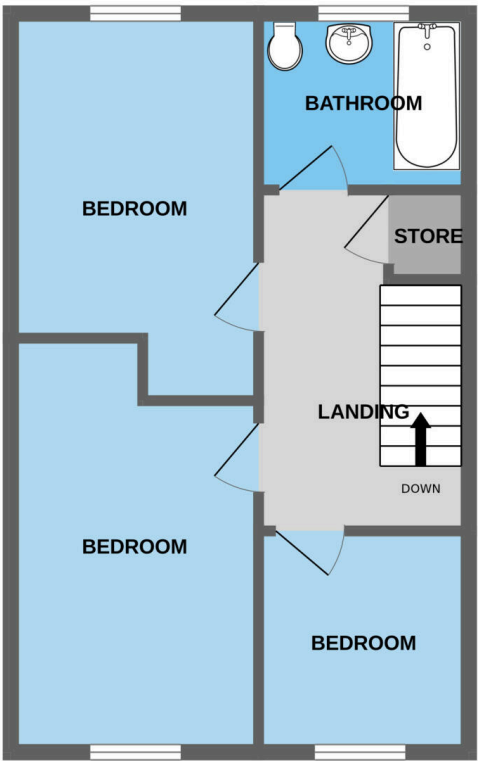
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GROUND FLOOR

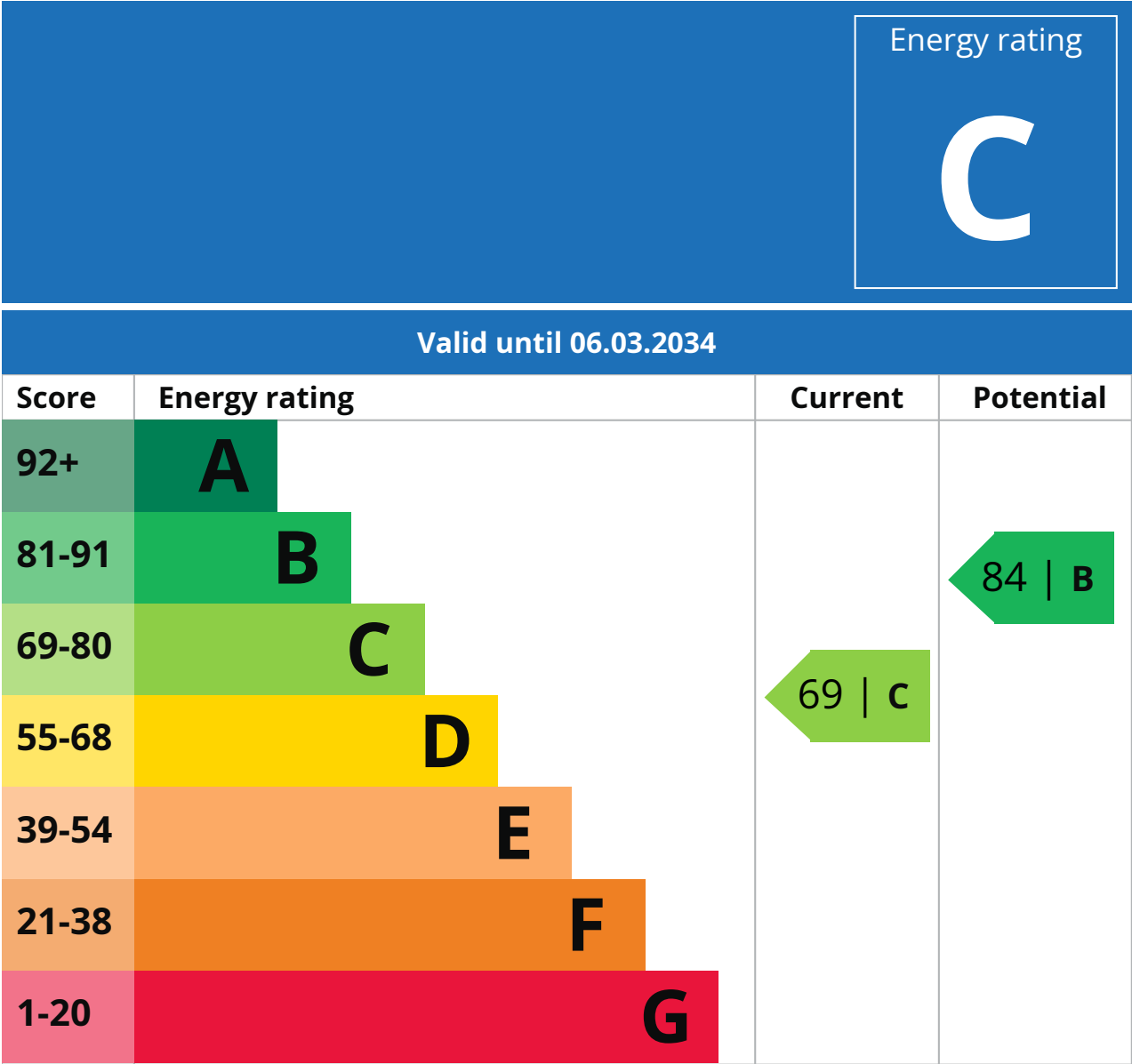


1ST FLOOR



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Property
EPC - Certificate



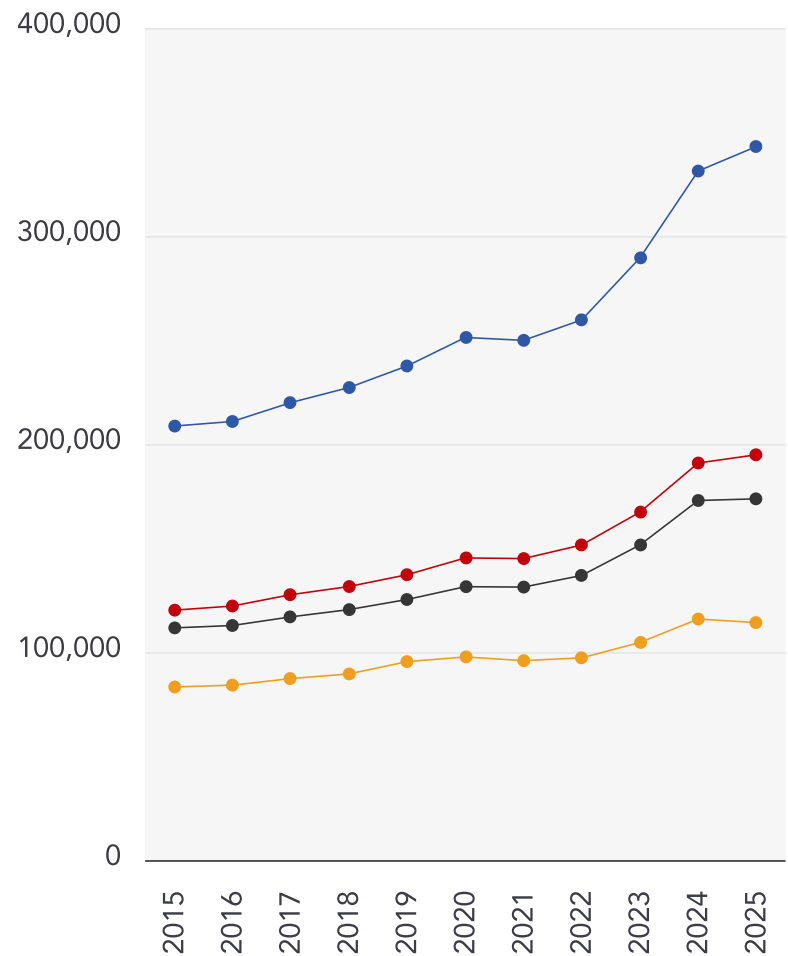
Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer and room thermostat |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 70% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 77 m ² |

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

