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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



TEAGUES CRESCENT, TRENCH, TELFORD, TF2

butters john bee

Cannock, WS11 1

01952 204420

telford@haart.co.uk











www.buttersjohnbee.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,259 ft ² / 117 m ²		
Plot Area:	0.16 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,146		
Title Number:	SL143317		

Local Area

Local Authority:	Telford and Wrekin	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Kirkton			
Flood Risk:				
• Rivers & Seas	Very low	10 mb/s	177 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Planning History

This Address

Planning records for: *Teagues Crescent, Trench, Telford, TF2*

Reference - TWC/2025/0415
Decision: Consideration
Date: 02nd June 2025
Description: Change of Use of a dwellinghouse (Use Class C3) to a small childrens residential home for up to two young persons (Use Class C2)

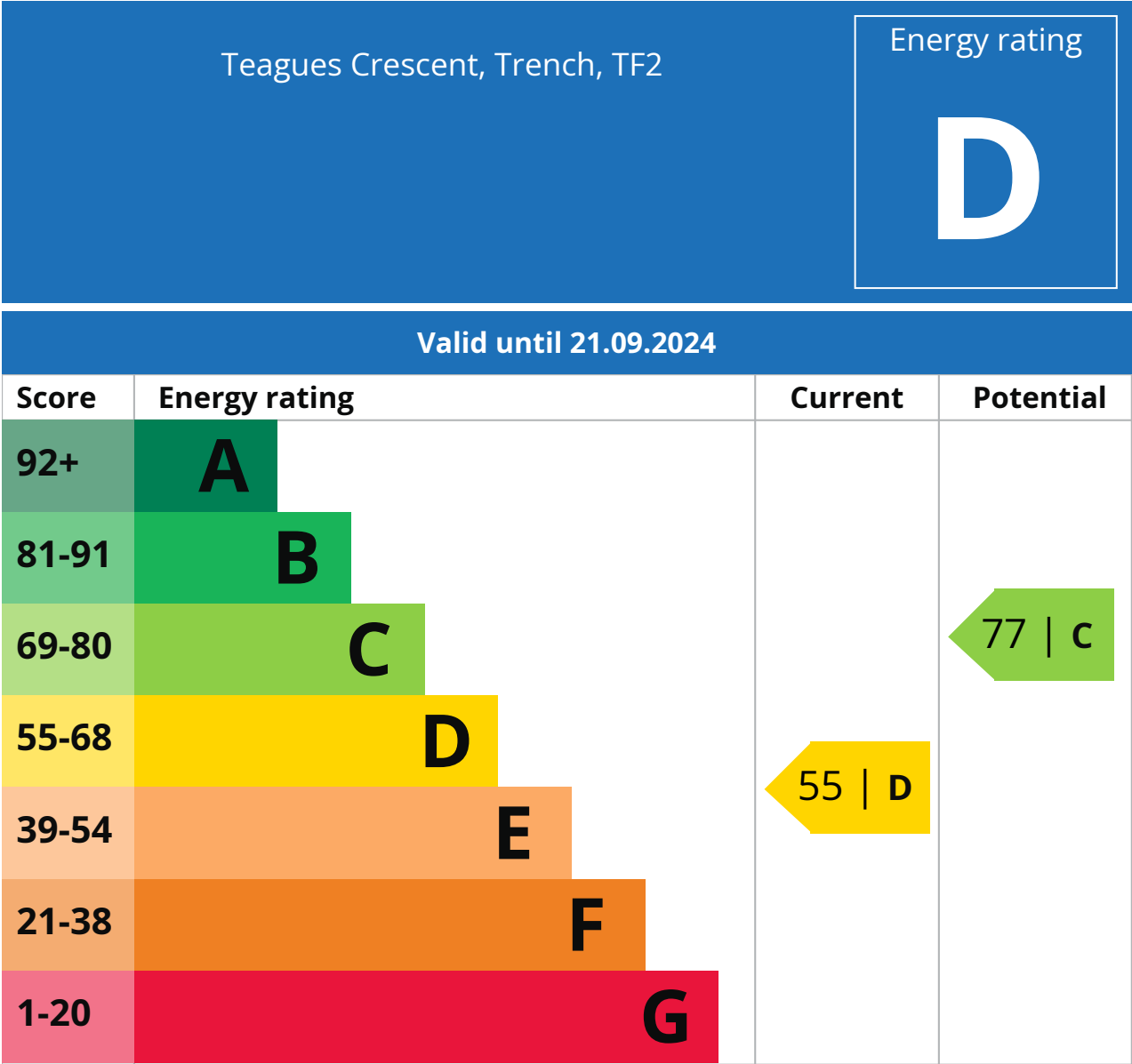
Reference - TWC/2025/0194
Decision: Decided
Date: 17th March 2025
Description: Application under section 192 for a certificate of lawfulness for proposed change of use from a Dwellinghouse (Use Class C3) to a residential childrens home for up to 2no. residents (Use Class C2)

Reference - TA/2025/0363
Decision: Received
Date: 17th March 2025
Description: -

Reference - TA/2025/0735
Decision: Received
Date: 02nd June 2025
Description: Change of Use of a dwellinghouse (Use Class C3) to a small childrens residential home for up to two young persons (Use Class C2)

Property

EPC - Certificate



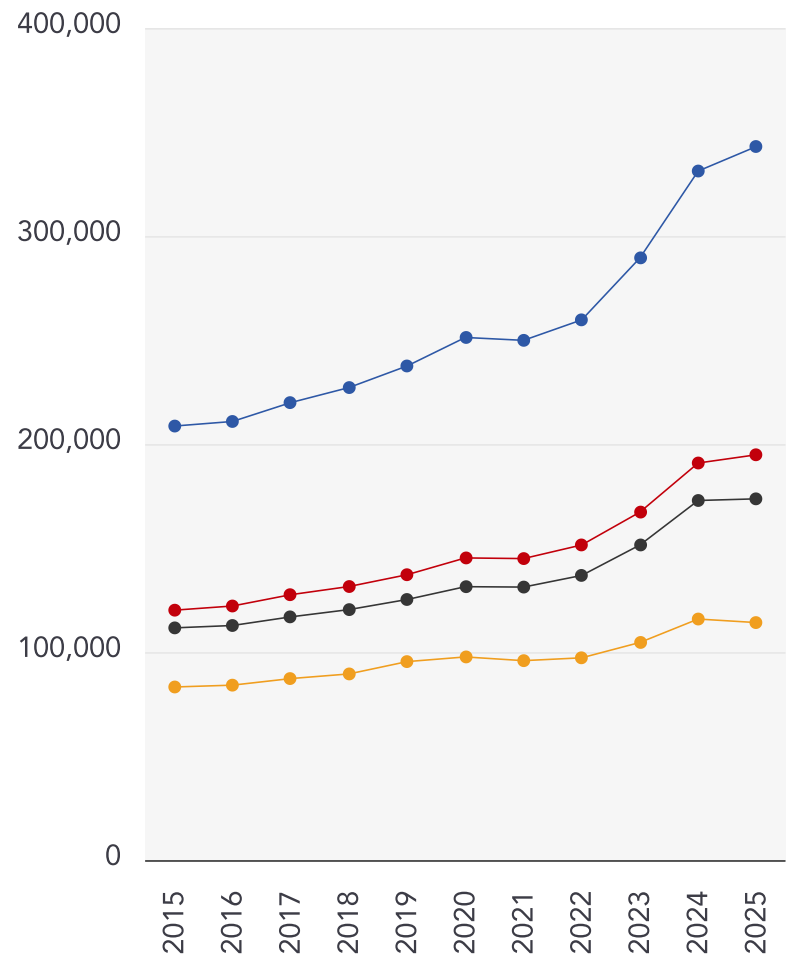
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	117 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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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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