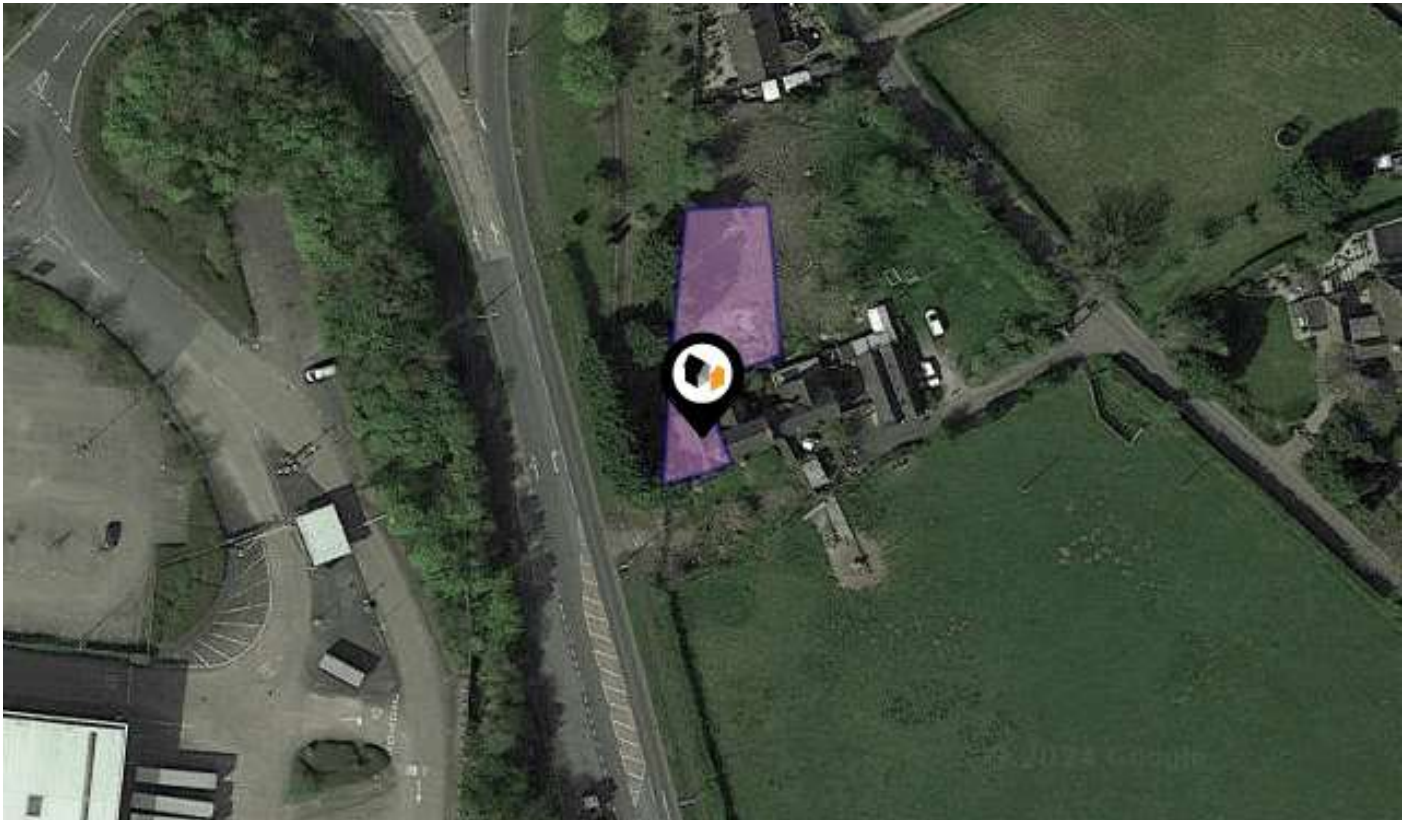




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 26th April 2024



MOUNT PLEASANT FARMHOUSE, WOLVERHAMPTON ROAD, ACTON GATE, ST18 9AA

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.14 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,115		
Title Number:	SF420394		
UPRN:	10003695541		

Local Area

Local Authority:	South staffordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	32 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Mount Pleasant Farmhouse, Wolverhampton Road,
ST18 9AA

Energy rating

E

Valid until 08.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

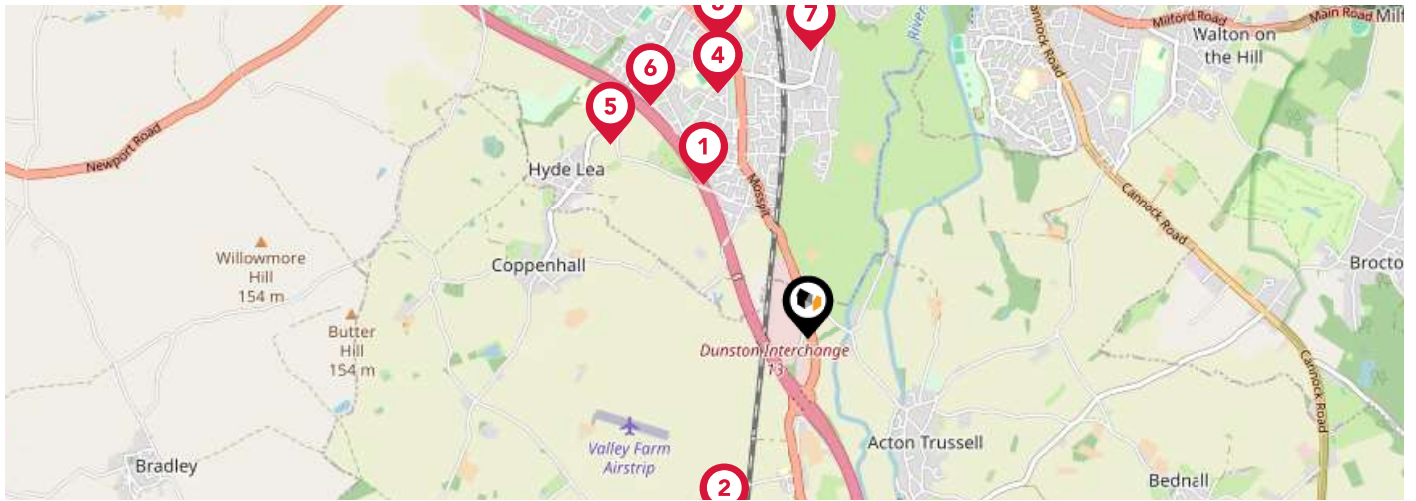
EPC - Additional Data

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Additional EPC Data

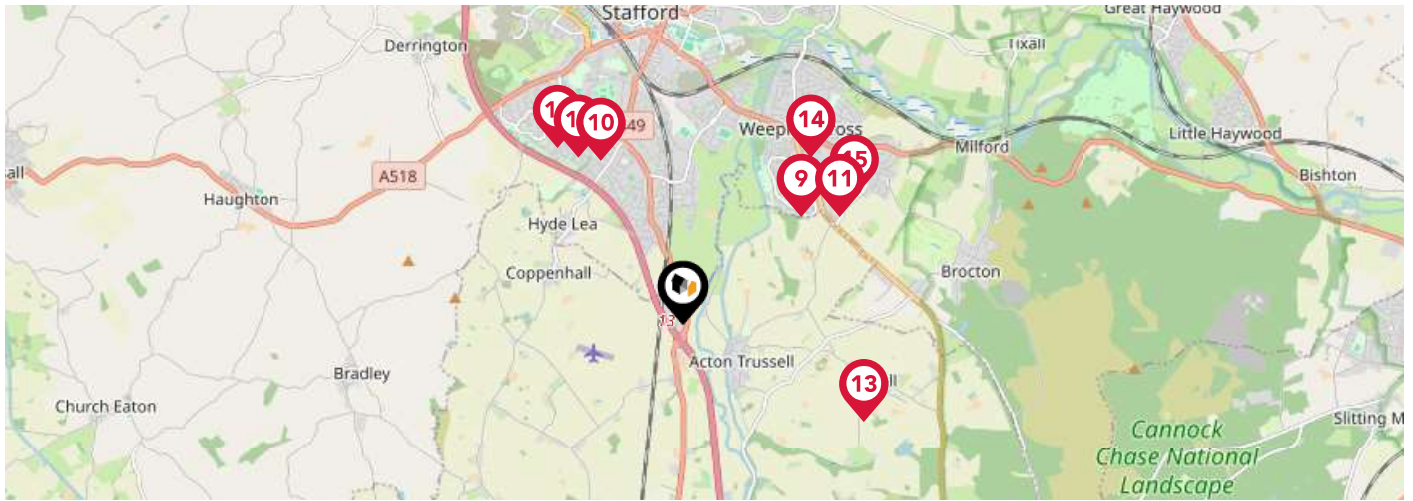
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 9% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Heather Field School Ofsted Rating: Not Rated Pupils: 11 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Leonard's CofE First School Ofsted Rating: Good Pupils: 53 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stafford Manor High School Ofsted Rating: Good Pupils: 373 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Haven School Ofsted Rating: Good Pupils: 25 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stafford Grammar School Ofsted Rating: Not Rated Pupils: 423 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Burton Manor Primary School Ofsted Rating: Good Pupils: 304 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Silkmore Primary Academy Ofsted Rating: Outstanding Pupils: 197 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flash Ley Primary School Ofsted Rating: Requires Improvement Pupils: 222 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Barnfields Primary School Ofsted Rating: Good Pupils: 431 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Rowley Park Primary Academy Ofsted Rating: Good Pupils: 182 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Oakridge Primary School Ofsted Rating: Outstanding Pupils: 221 Distance:1.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Blessed Mother Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 139 Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 All Saints CofE Primary School, Bednall Ofsted Rating: Inadequate Pupils: 63 Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Anne's Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Walton High School Ofsted Rating: Good Pupils: 1316 Distance:1.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Castlechurch Primary School Ofsted Rating: Requires Improvement Pupils:0 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

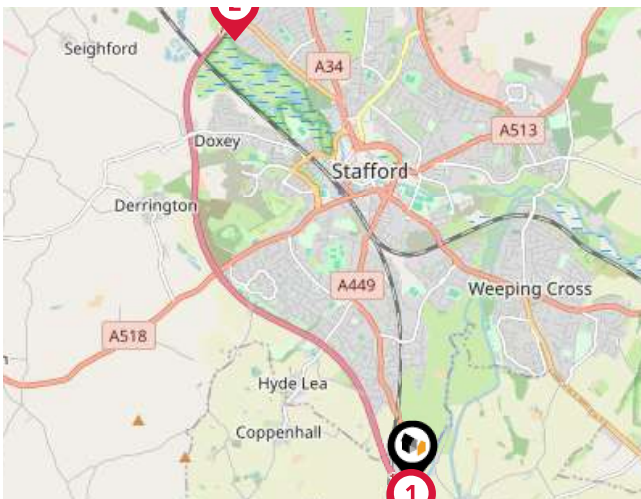
Area

Transport (National)



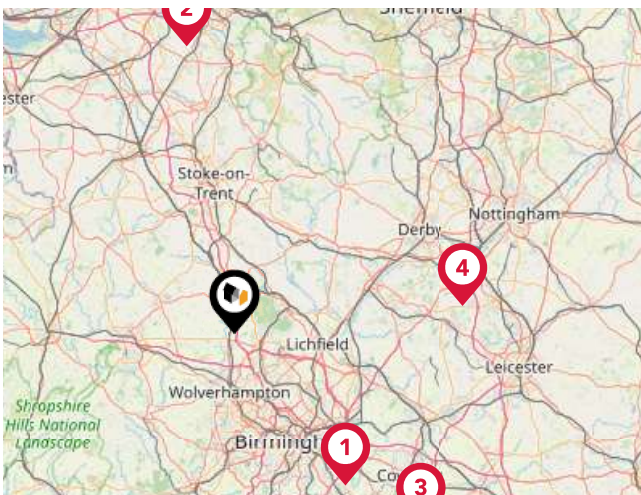
National Rail Stations

Pin	Name	Distance
1	Stafford Rail Station	2.44 miles
2	Penkridge Rail Station	3.24 miles
3	Hednesford Rail Station	6.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J13	0.43 miles
2	M6 J14	4.27 miles
3	M6 J12	5.51 miles
4	M6 J11A	6.92 miles
5	M6 TOLL T8	7.55 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	27 miles
2	Manchester Airport	41.48 miles
3	Coventry Airport	38.47 miles
4	East Midlands Airport	32.76 miles

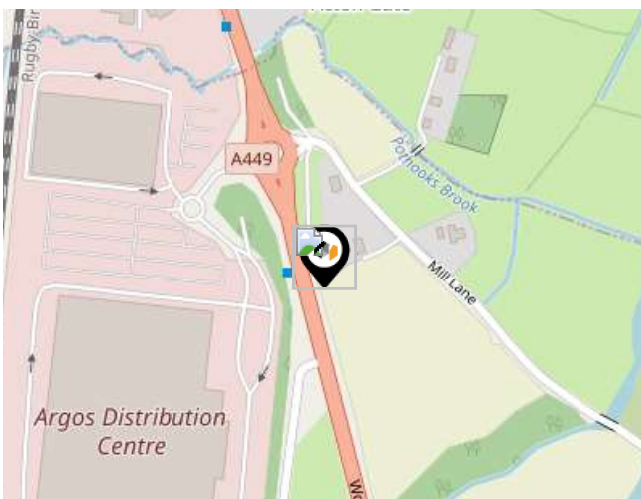
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Argos	0.02 miles
2	Garage	0.14 miles
3	Garage	0.15 miles
4	Barnhurst Farm	0.25 miles
5	Barnhurst Farm	0.27 miles



Local Connections

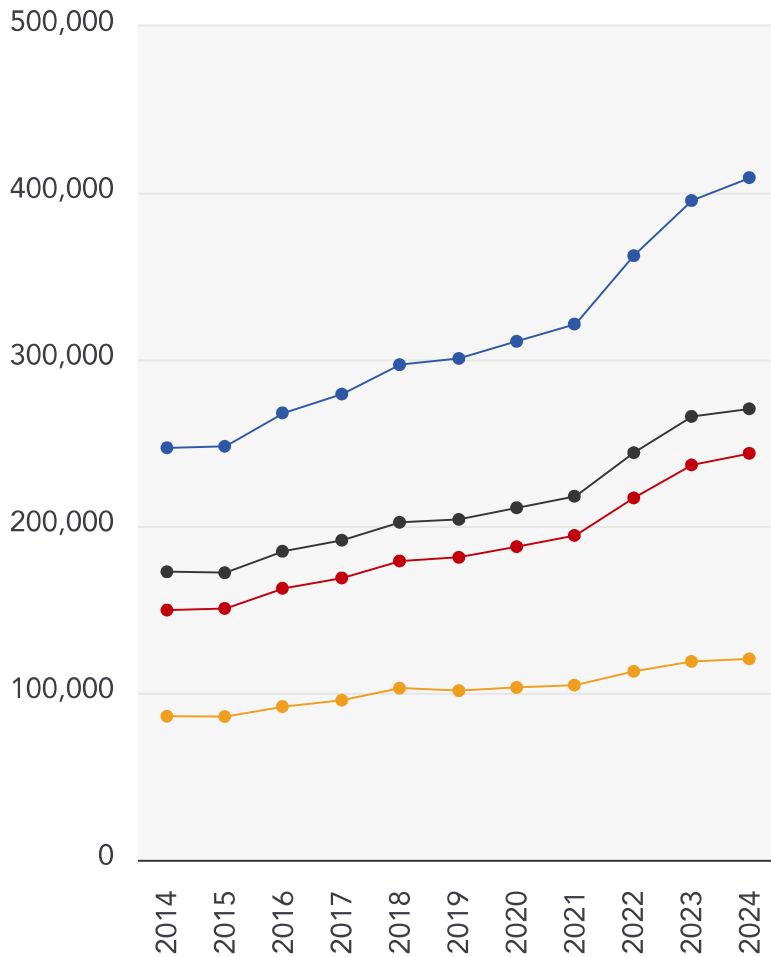
Pin	Name	Distance
1	Wolverhampton St George's (Midland Metro Stop)	12.86 miles
2	The Royal (Midland Metro Stop)	13.04 miles
3	Priestfield (Midland Metro Stop)	13.71 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in ST18



Detached

+65.56%

Terraced

+56.56%

Semi-Detached

+62.73%

Flat

+39.89%

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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