

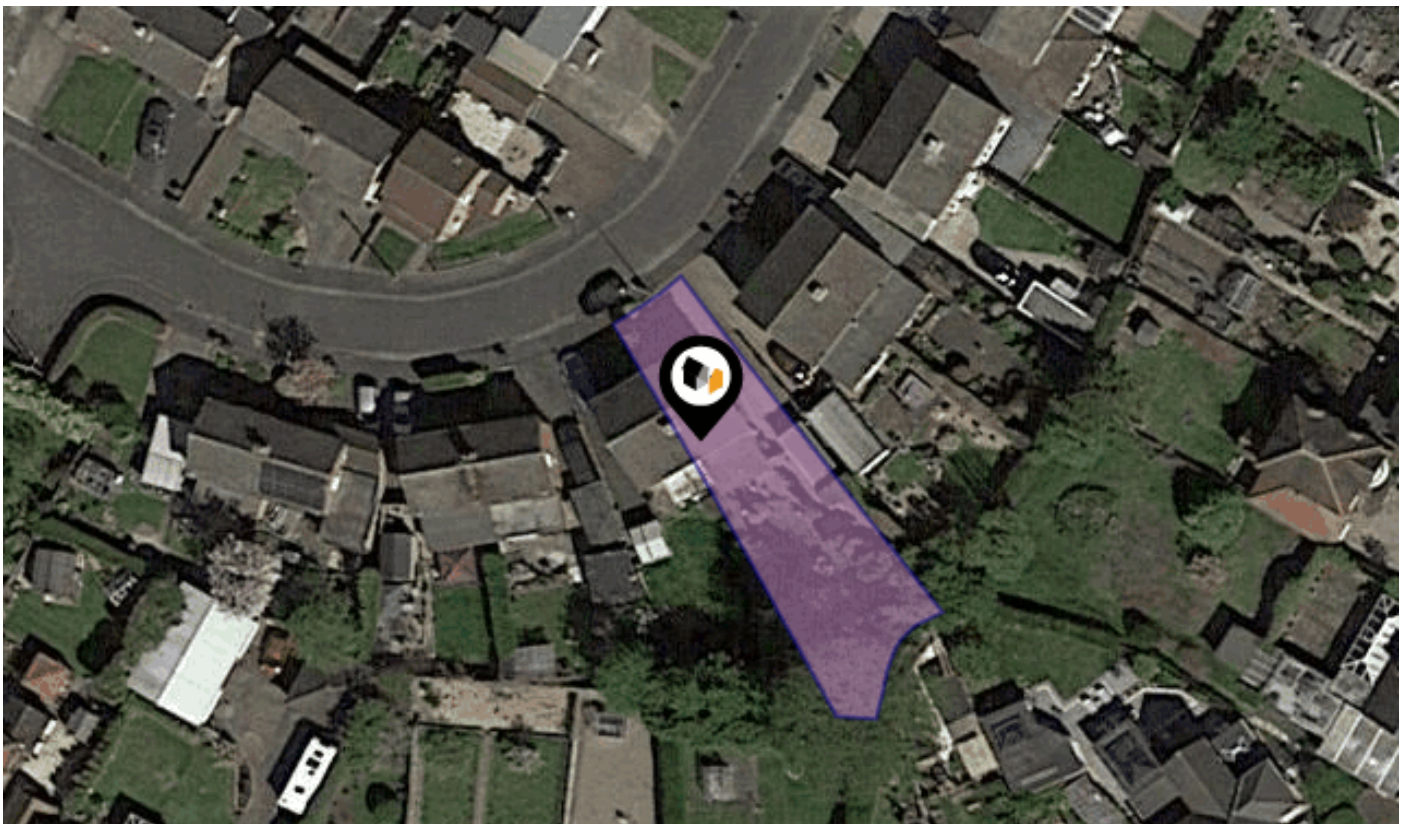


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 22<sup>nd</sup> August 2024**



**19, KINGS ROAD, SWADLINCOTE, DE11 0EJ**

## **George Edwards**

Oak Tree House, Atherstone Road, Measham, DE12 7EL

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www.georgeedwards.com





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,656		
<b>Title Number:</b>	DY256469		
<b>UPRN:</b>	100030251850		

## Local Area

<b>Local Authority:</b>	Derbyshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>12</b> mb/s	<b>82</b> mb/s	<b>1000</b> mb/s

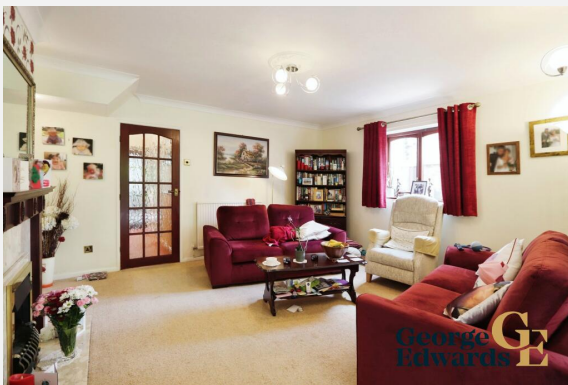
### Mobile Coverage: (based on calls indoors)



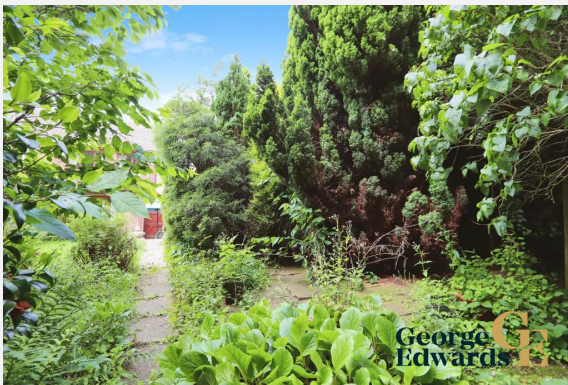
### Satellite/Fibre TV Availability:









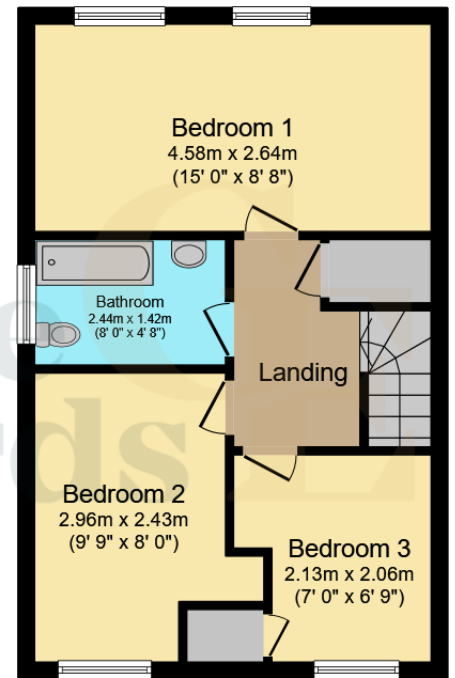


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Ground Floor

Floor area 52.7 m<sup>2</sup> (567 sq.ft.)

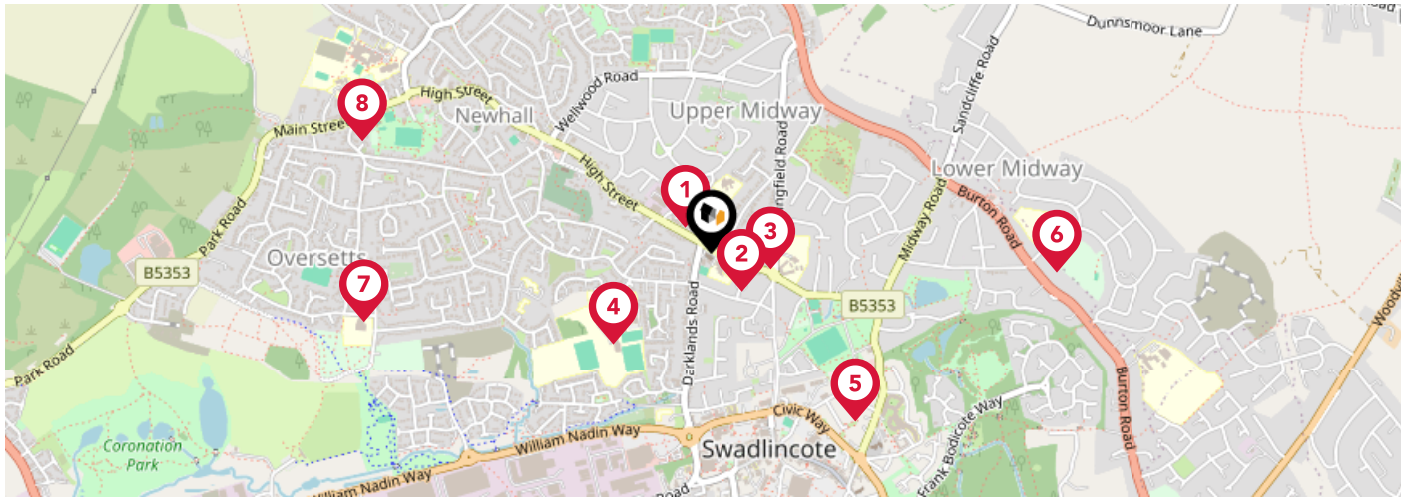


First Floor

Floor area 41.0 m<sup>2</sup> (441 sq.ft.)

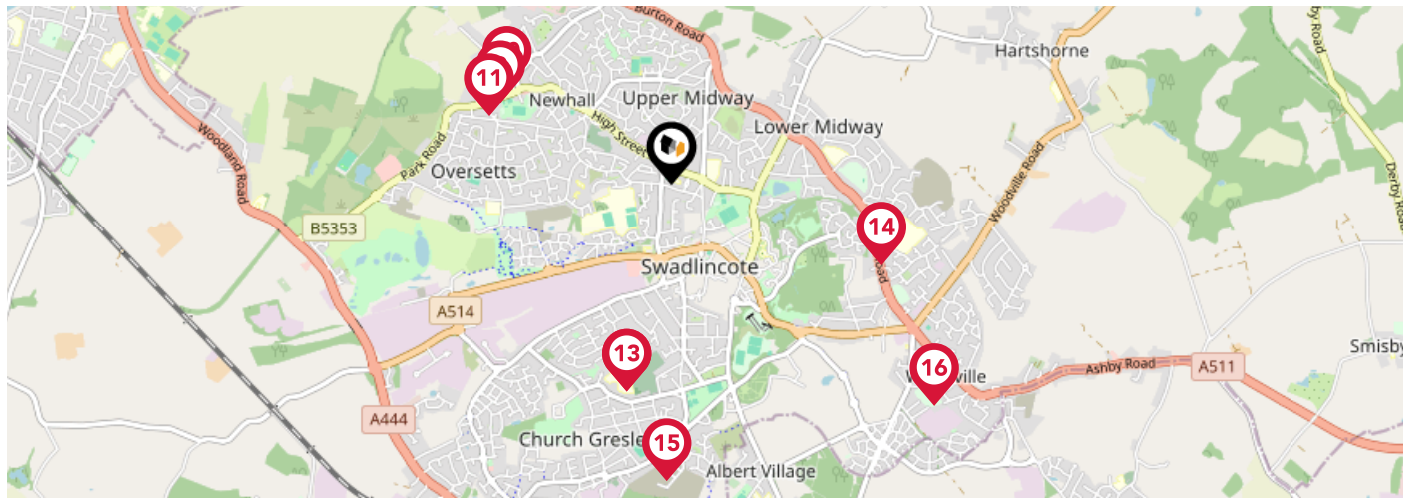
TOTAL: 93.7 m<sup>2</sup> (1,008 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Elmsleigh Infant &amp; Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 143   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Edward's Catholic Academy</b> Ofsted Rating: Good   Pupils: 242   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Junior School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Pingle Academy</b> Ofsted Rating: Good   Pupils: 1419   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Belmont Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Eureka Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Fairmeadows Foundation Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Esteem South Academy</b> Ofsted Rating: Good   Pupils: 15   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

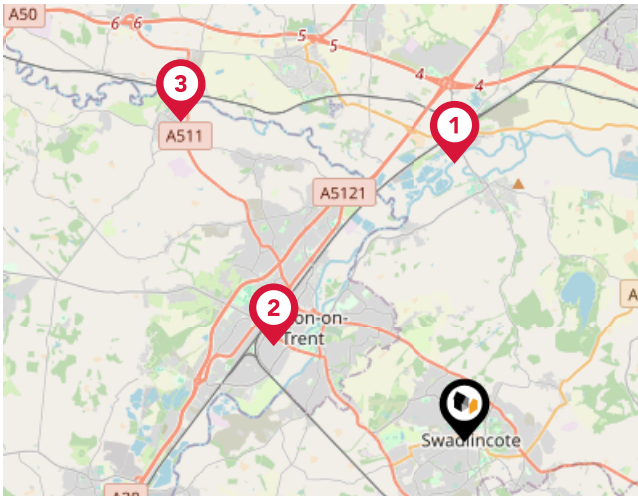




		Nursery	Primary	Secondary	College	Private
	<b>Mercia Academy</b> Ofsted Rating: Requires improvement   Pupils: 583   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newhall Infant School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newhall Junior School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pennine Way Junior Academy</b> Ofsted Rating: Good   Pupils: 377   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Church Gresley Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 329   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Granville Academy</b> Ofsted Rating: Requires improvement   Pupils: 889   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's CofE Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Trees Infant Academy</b> Ofsted Rating: Not Rated   Pupils: 234   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

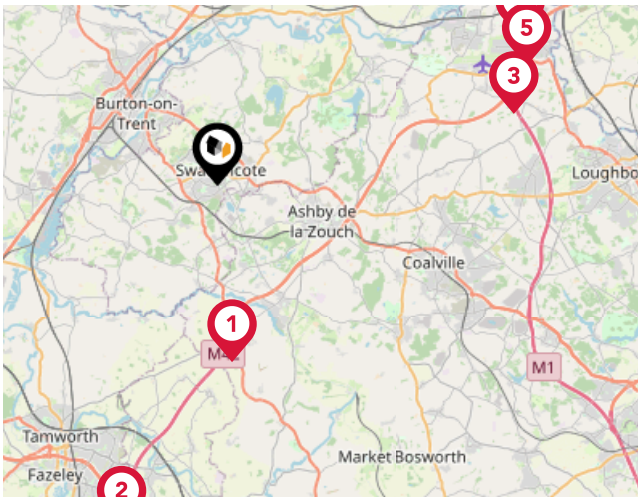
# Area

## Transport (National)



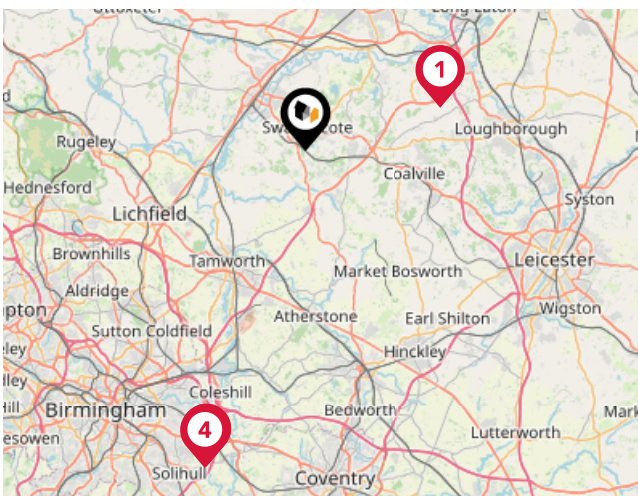
### National Rail Stations

Pin	Name	Distance
1	Willington Rail Station	5.01 miles
2	Burton-on-Trent Rail Station	3.83 miles
3	Tutbury & Hatton Rail Station	7.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	6.36 miles
2	M42 J10	12.79 miles
3	M1 J23A	10.97 miles
4	M1 J24A	12.08 miles
5	M1 J24	11.89 miles



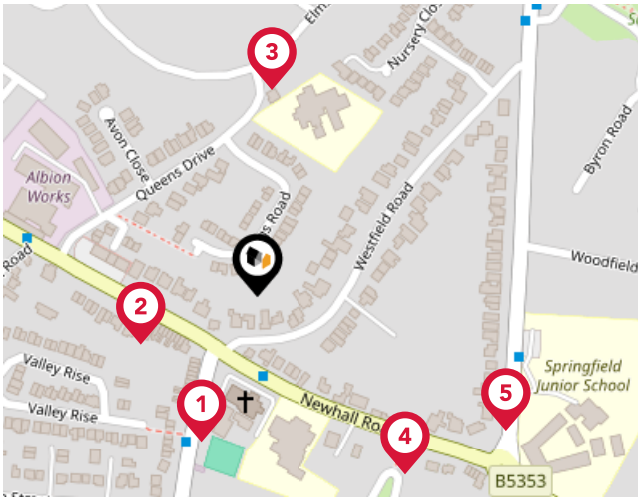
### Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	10.17 miles
2	Birmingham International Airport Terminal 1	23.79 miles
3	Birmingham International Airport	23.79 miles
4	Birmingham International Airport Terminal 2	23.9 miles



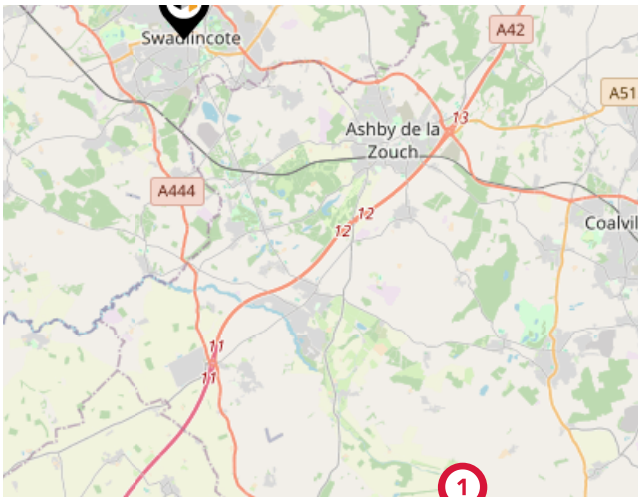
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Catholic Club	0.09 miles
2	Boardmans Hill	0.07 miles
3	Primary School	0.12 miles
4	St Edwards School	0.13 miles
5	Springfield Junior School	0.16 miles



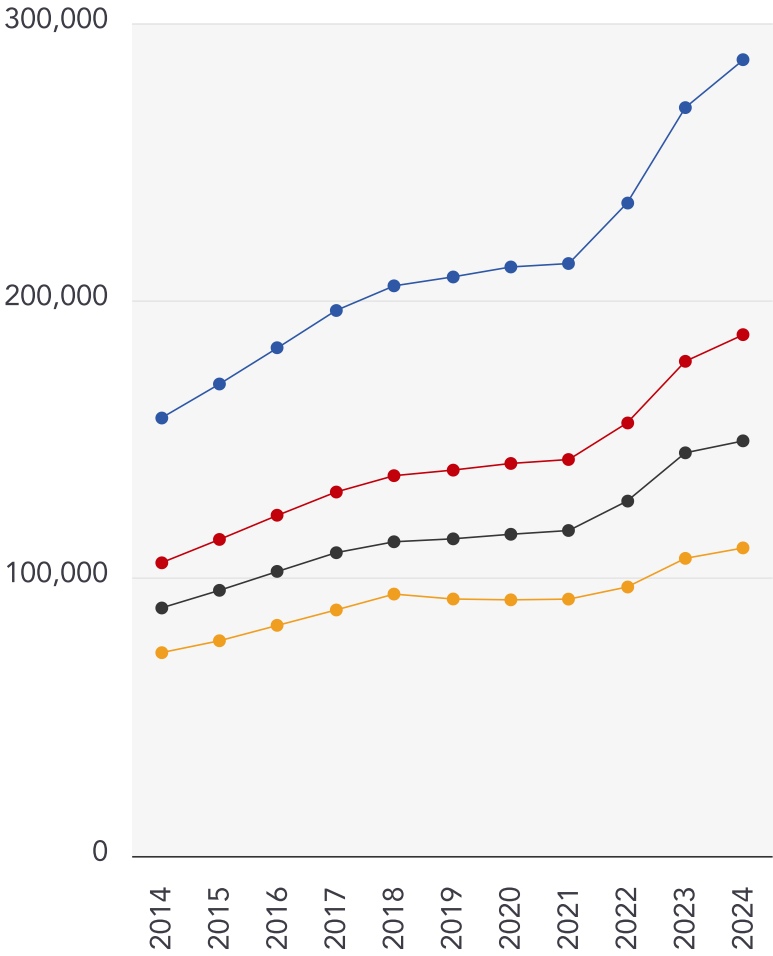
### Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	10.05 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in DE11



Detached

**+81.82%**

Semi-Detached

**+77.82%**

Terraced

**+67.4%**

Flat

**+51.54%**



### George Edwards

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We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.



### Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

### Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

### Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



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# George Edwards

## 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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