

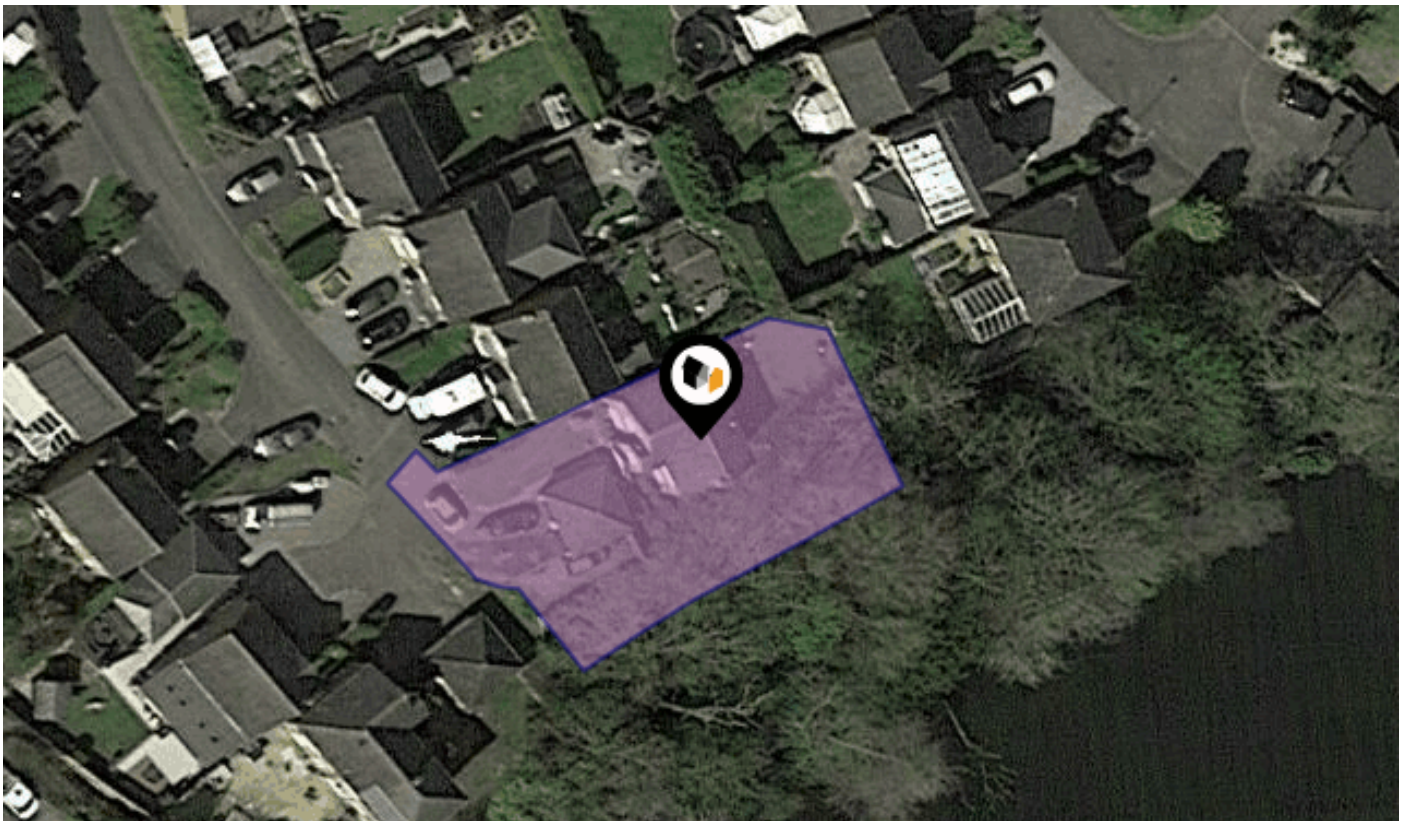


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# KFB: Key Facts For Buyers

An insight into your property and the local area

Monday 3<sup>rd</sup> October 2022



## POOL MEADOW CLOSE, RUGELEY, WS15

### C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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[www.cresidential.co.uk](http://www.cresidential.co.uk)



# Introduction

## Our Comments

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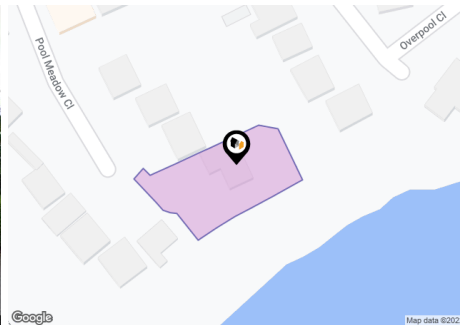
We hope you find this report useful

If you would like further clarification on anything please contact the office

# Property Overview



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## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,237.85 ft <sup>2</sup> / 115 m <sup>2</sup>
Plot Area:	0.16 acres
Council Tax :	Band E
Annual Estimate:	£2,430 pa
Title Number:	SF350406
UPRN:	100031645531

Last Sold £/ft <sup>2</sup> :	£84.78
Price Estimate:	-
Tenure:	Freehold

## Local Area

Local Authority:	Cannock chase
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>47</b> mb/s	<b>-</b> mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Property EPC - Certificate



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RUGELEY, WS15

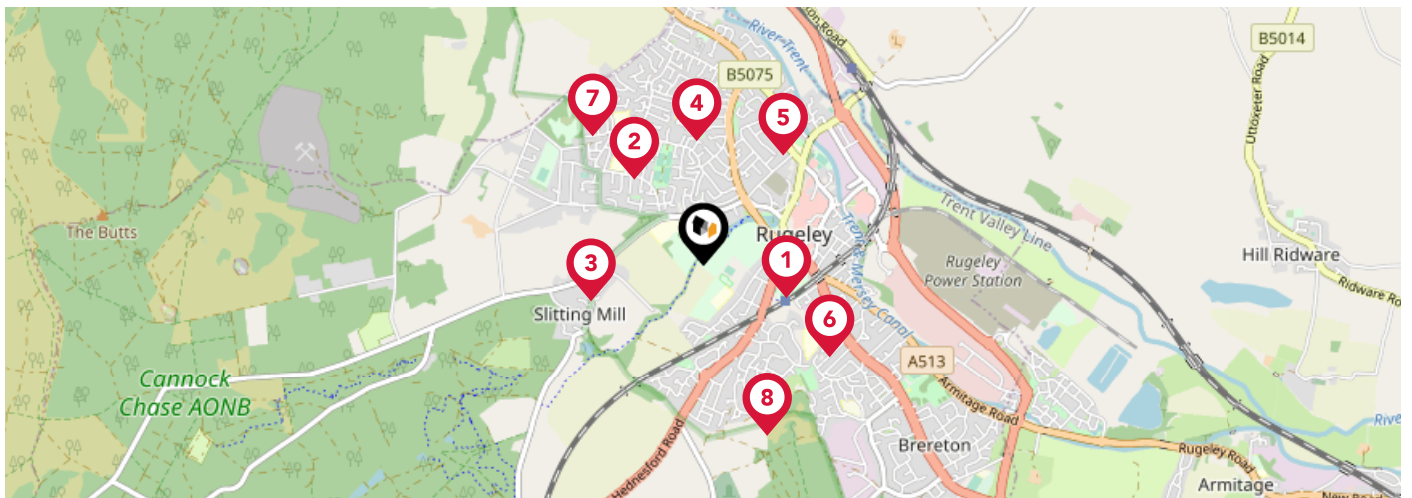
Energy rating

**D**

Valid until 28.09.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Area Schools



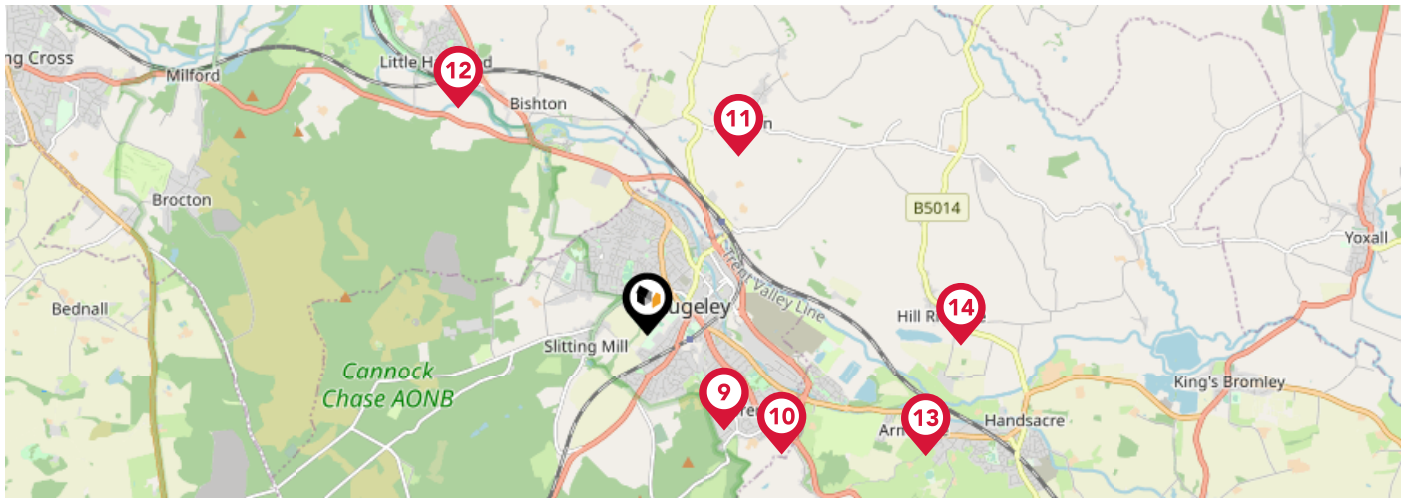
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Churchfield CofE Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>The Hart School</b> Ofsted Rating: Good   Pupils: 1179   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Forest Hills Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Etching Hill CofE Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 376   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Chase View Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 199   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>











# Area Schools

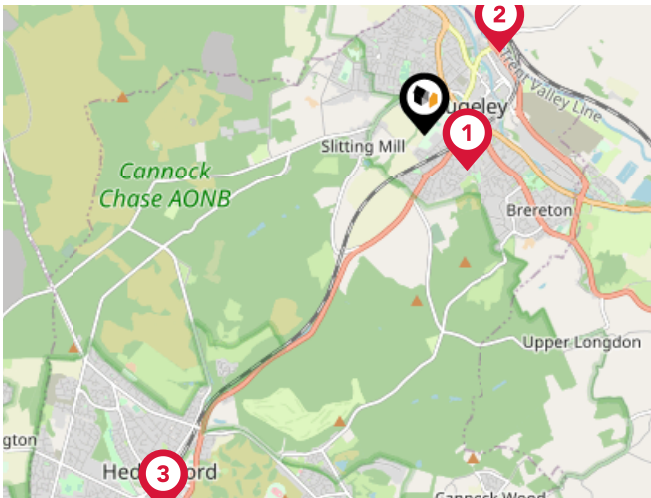


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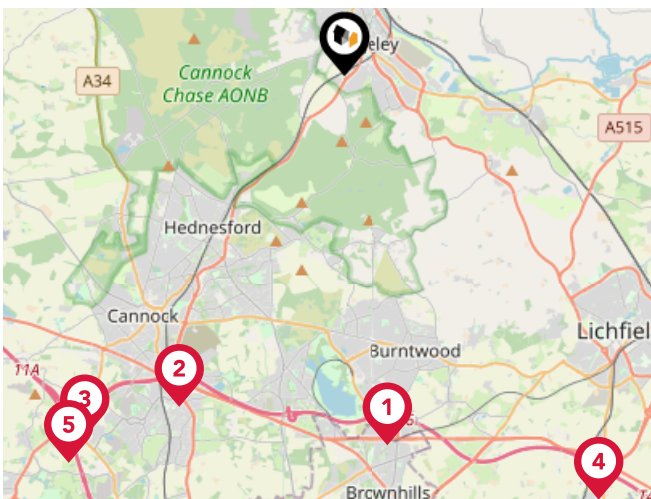
	Nursery	Primary	Secondary	College	Private
 <b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 200   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hob Hill CE/Methodist (VC) Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The St. Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Colwich CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 171   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Croft Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Henry Chadwick Primary School</b> Ofsted Rating: Not Rated   Pupils: 100   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hazel Slade Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 157   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St James Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 100   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



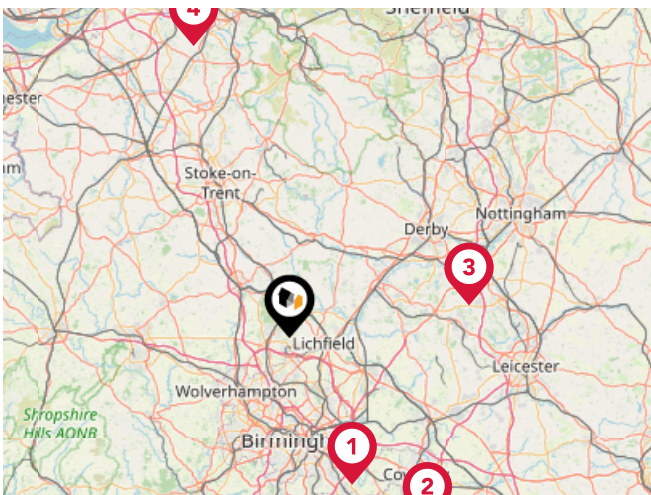
## National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	0.49 miles
2	Rugeley Trent Valley Rail Station	1 miles
3	Hednesford Rail Station	4.1 miles



## Trunk Roads/Motorways

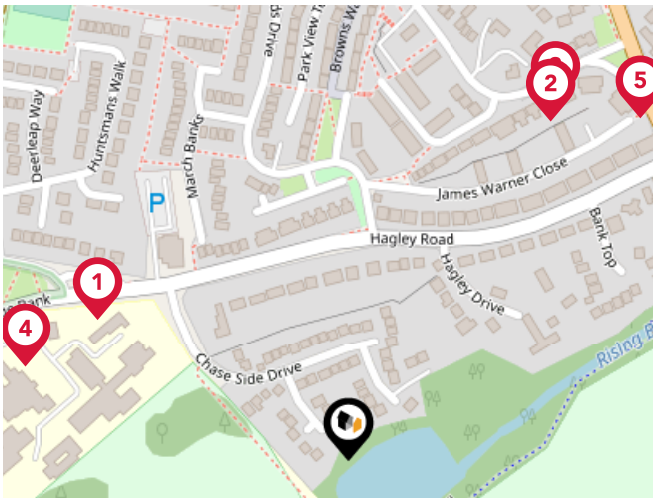
Pin	Name	Distance
1	M6 TOLL T6	6.7 miles
2	M6 TOLL T7	6.67 miles
3	M6 TOLL T8	8.01 miles
4	M6 TOLL T5	8.9 miles
5	M6 J11	8.55 miles



## Airports/Helipads

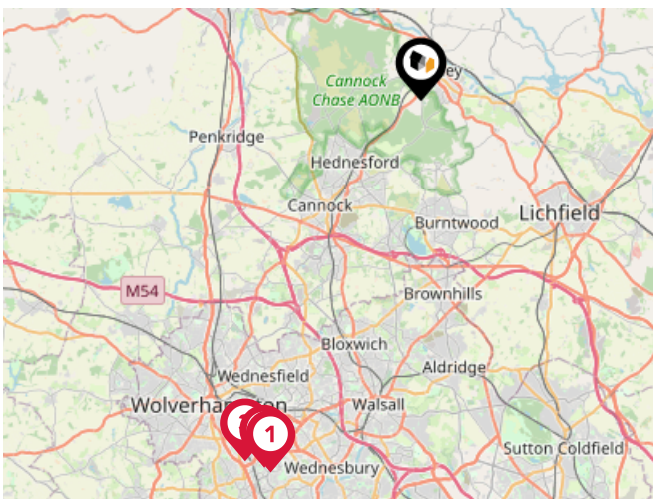
Pin	Name	Distance
1	Birmingham International Airport	22.99 miles
2	Coventry Airport	33.53 miles
3	East Midlands Airport	26.2 miles
4	Manchester Airport	43.81 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Chase Inn	0.16 miles
2	Frank Gee Close	0.22 miles
3	Frank Gee Close	0.23 miles
4	Fair Oaks School	0.19 miles
5	Green Lane	0.25 miles



## Local Connections

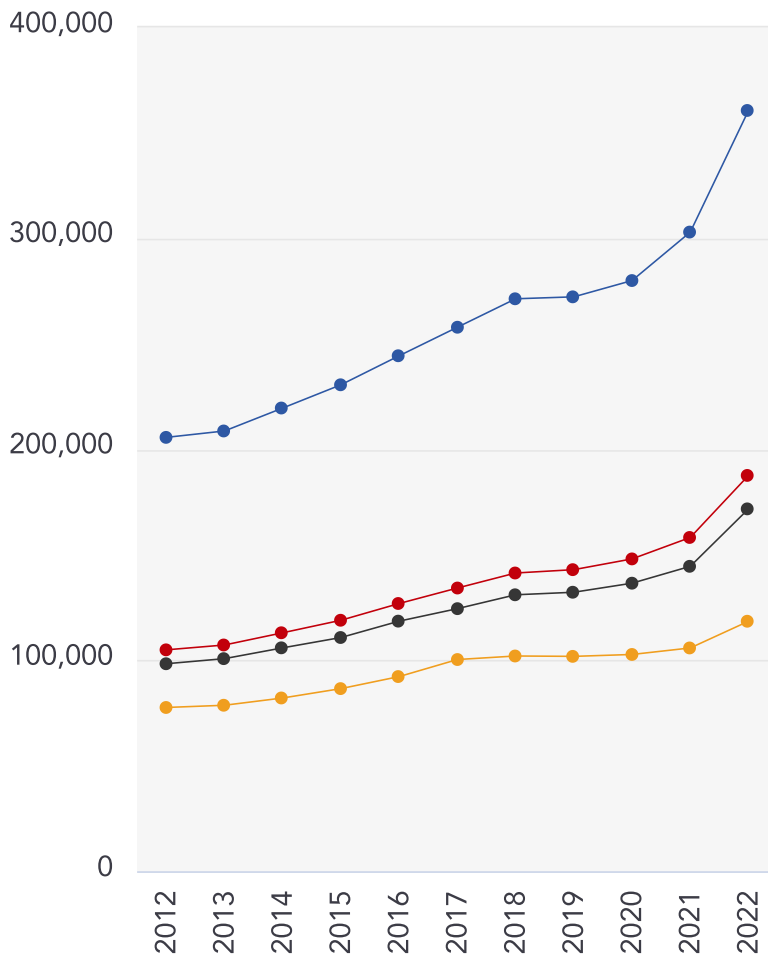
Pin	Name	Distance
1	Bilston Central (Midland Metro Stop)	14.41 miles
2	The Crescent (Midland Metro Stop)	14.37 miles
3	Priestfield (Midland Metro Stop)	14.43 miles



# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in WS15



Detached

**+75.34%**

Semi-Detached

**+78.77%**

Terraced

**+74.62%**

Flat

**+52.65%**



## **C residential**

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The team at C residential Sales pride ourselves on our commitment for excellent customer service. We continually enter the national awards for the Estate Agents of the Year to ensure we stay ahead of our game. Most of our staff live in the area so they know what makes their neighbourhood and town special. Deep local knowledge also makes for accurate valuations – to take the nuances of a particular neighbourhood or street into account that go beyond simple square footage. This kind of local know-how means realistic valuations and more importantly – "successful sales"



## Testimonial 1



C Residential responded very quickly to our request for a quote to sell our property. The price was exactly what we had hoped, but the main deciding factor was the Staff. We could not have wished for a better agent to sell the property - the communication and friendly professionalism was exemplary. They also managed to get us full asking price in a very short time and it is easy to see why they are such a popular Estate Agent. I would recommend them.

## Testimonial 2



An excellent estate agent and all the team are first class in every respect

## Testimonial 3



Exceptional service once again  
Thanks to Angie and her team

## Testimonial 4



Awesome work from Angi and the team on this purchase too cant thank them enough.!!



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# C residential 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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