

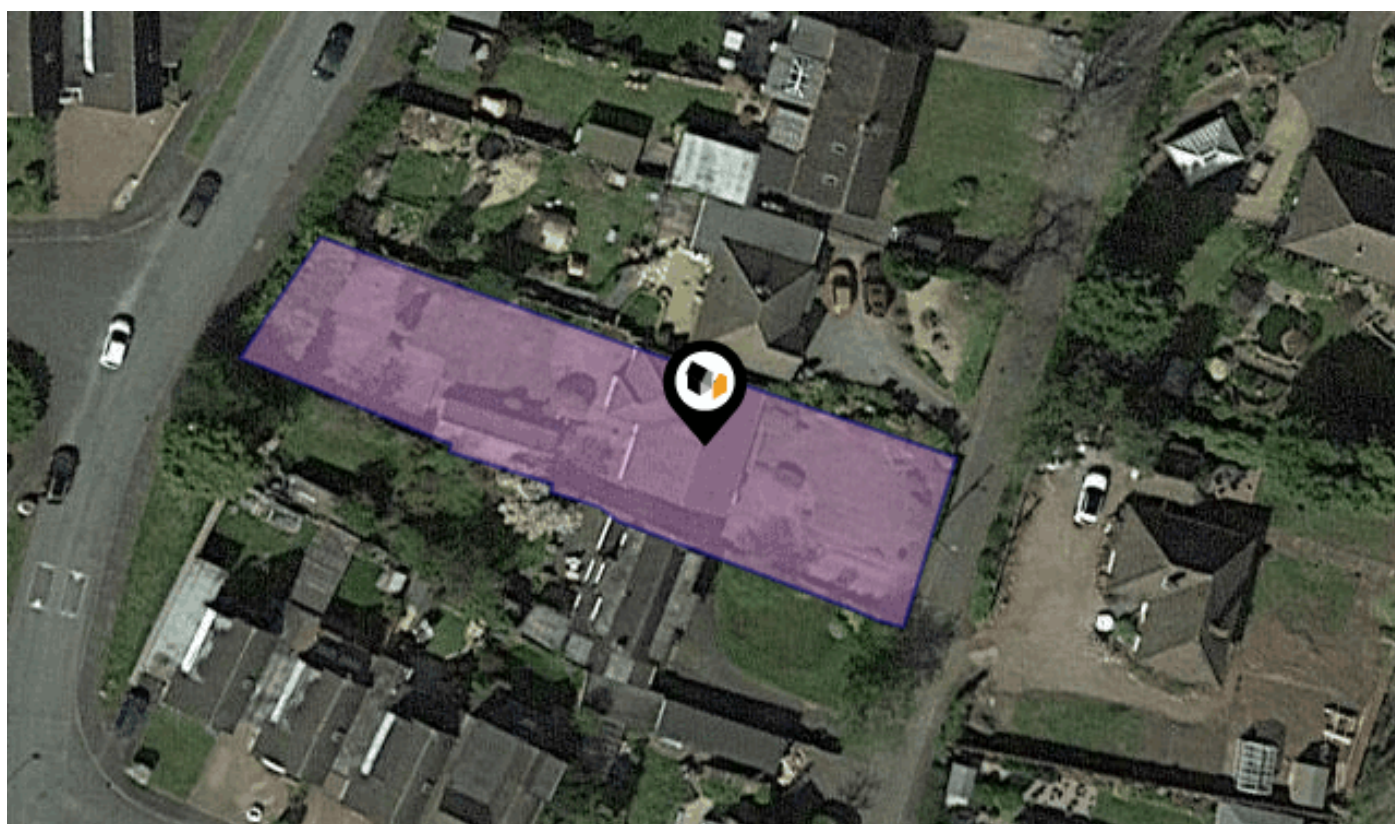


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 06<sup>th</sup> February 2024**



## **CHURCH LANE, RUGELEY, WS15**

### **C residential**

Globe House Upper Brook Street Rugeley WS15 2DN

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www.cresidential.co.uk



# Introduction

## Our Comments

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We hope you find this report useful - contact us should you wish further clarification






## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£84
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>		
<b>Plot Area:</b>	0.19 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,430		
<b>Title Number:</b>	SF374570		
<b>UPRN:</b>	100031641180		

## Local Area

<b>Local Authority:</b>	Cannock chase
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Medium

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

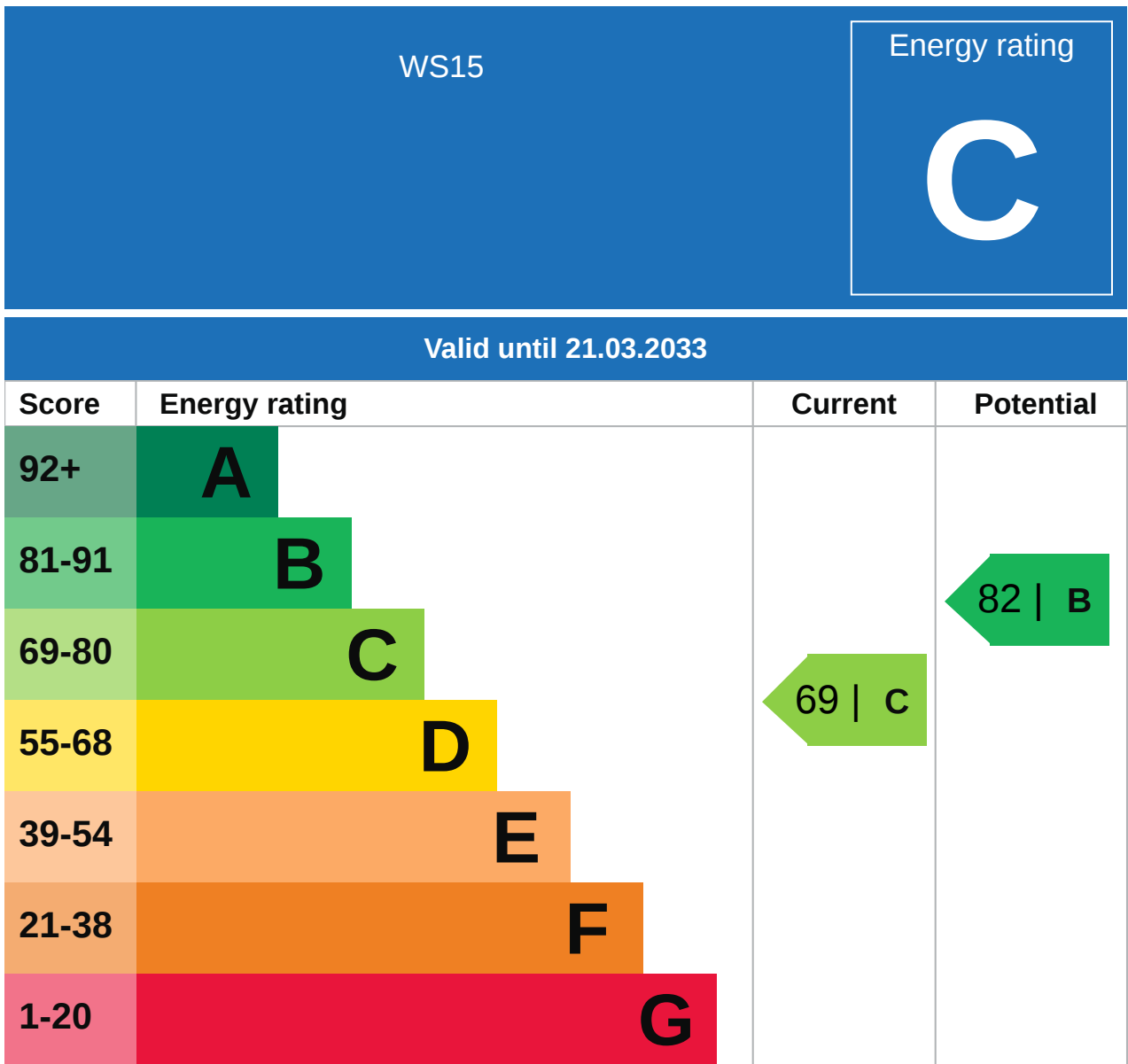
<b>8</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:

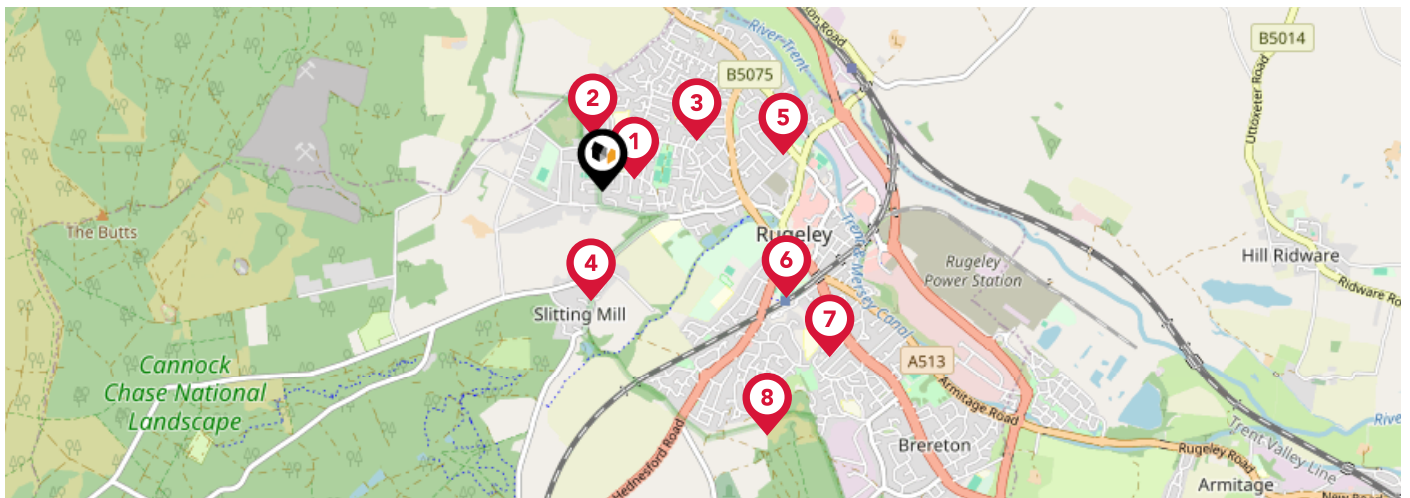












## Additional EPC Data

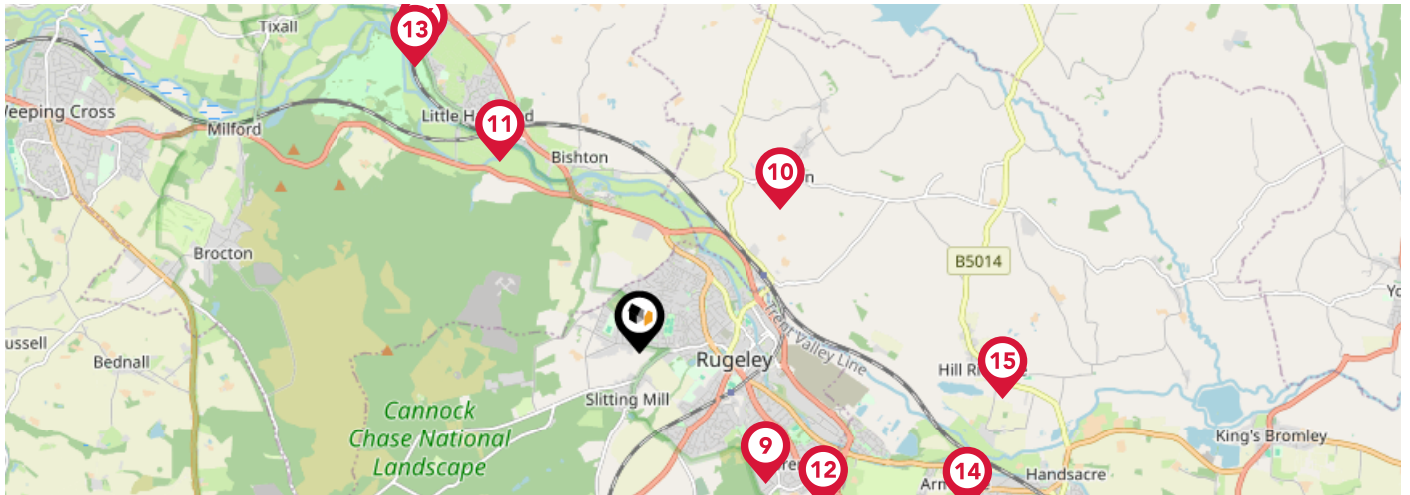
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	97 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Etching Hill CofE Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 376   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forest Hills Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hart School</b> Ofsted Rating: Good   Pupils: 1179   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Churchfield CofE Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chase View Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 199   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

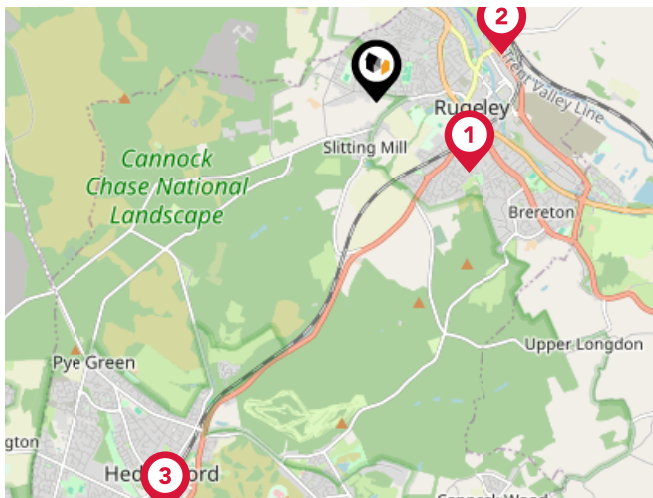





	Nursery	Primary	Secondary	College	Private
 <b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 200   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The St. Mary's CofE 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:2.12	<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:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Anson CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:3.25	<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:3.27	<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:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 61   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

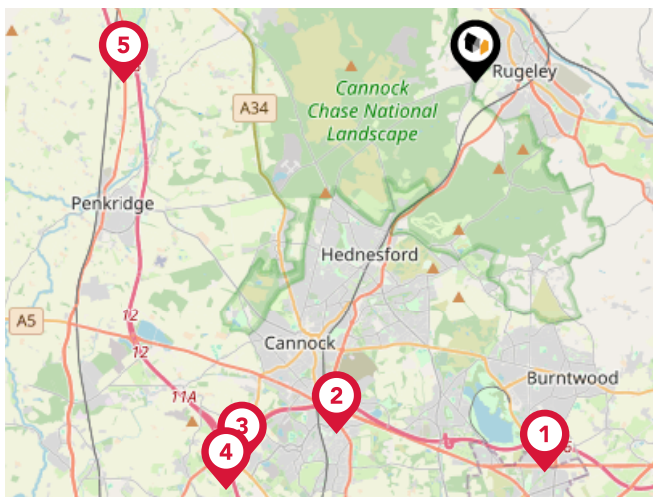
# Area

## Transport (National)








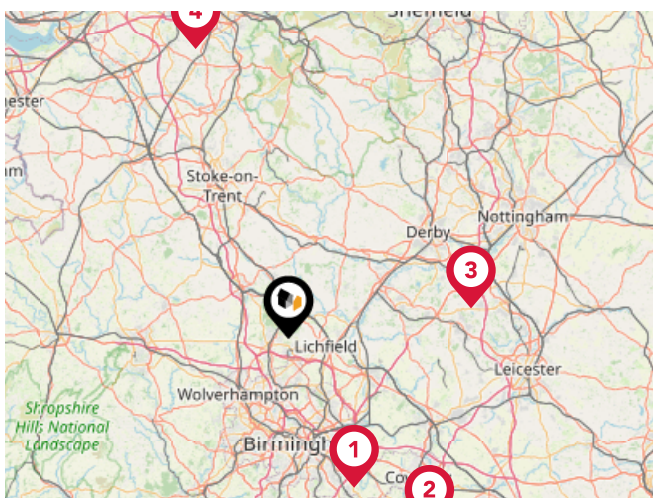
### National Rail Stations

Pin	Name	Distance
	Rugeley Town Rail Station	1.05 miles
	Rugeley Trent Valley Rail Station	1.2 miles
	Hednesford Rail Station	4.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 TOLL T6	7.08 miles
	M6 TOLL T7	6.78 miles
	M6 TOLL T8	8.03 miles
	M6 J11	8.57 miles
	M6 J13	6.32 miles



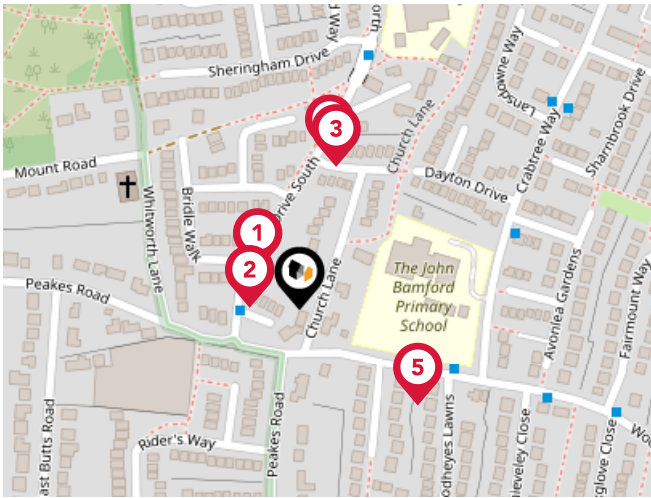
### Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport	23.47 miles
	Coventry Airport	34.05 miles
	East Midlands Airport	26.58 miles
	Manchester Airport	43.37 miles



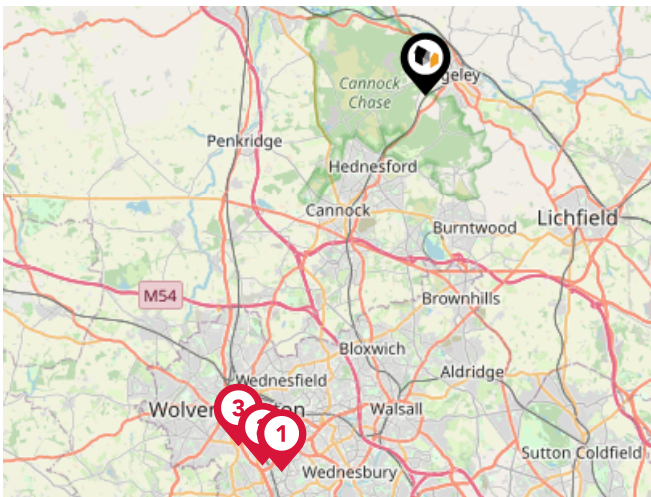
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bridle Walk	0.03 miles
2	Bridle Walk	0.03 miles
3	Thistle Close	0.08 miles
4	Thistle Close	0.09 miles
5	Woodheys Lawns	0.09 miles



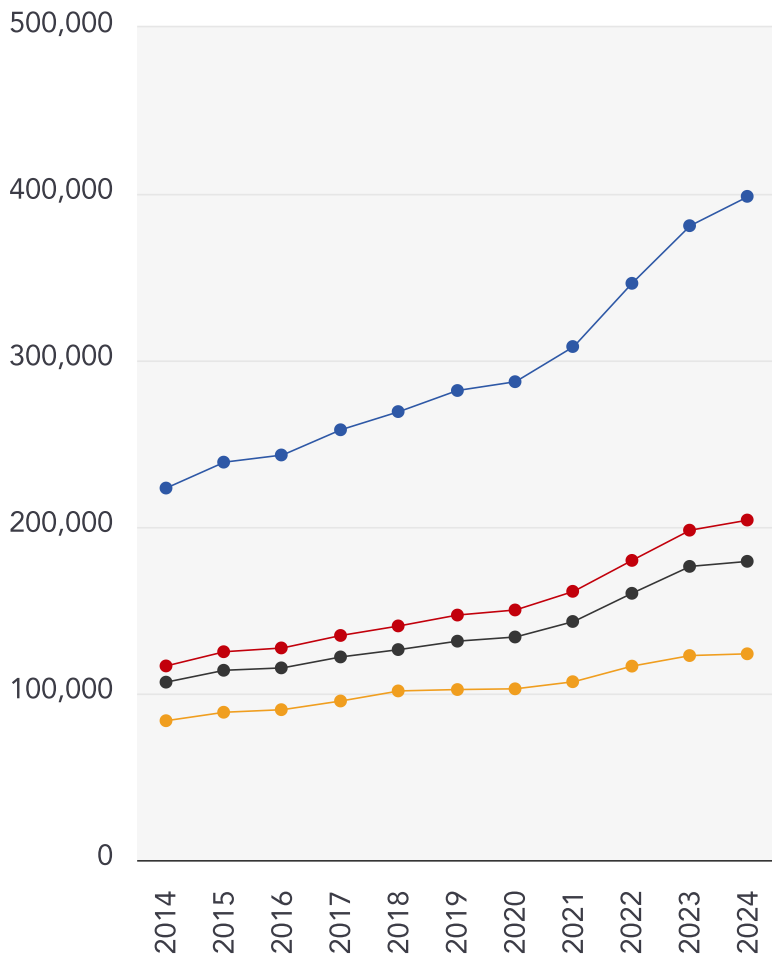
### Local Connections

Pin	Name	Distance
1	The Crescent (Midland Metro Stop)	14.5 miles
2	Priestfield (Midland Metro Stop)	14.54 miles
3	The Royal (Midland Metro Stop)	14.3 miles

# Market House Price Statistics



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



Detached

**+78.42%**

Semi-Detached

**+75.18%**

Terraced

**+67.93%**

Flat

**+48.03%**



### **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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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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