

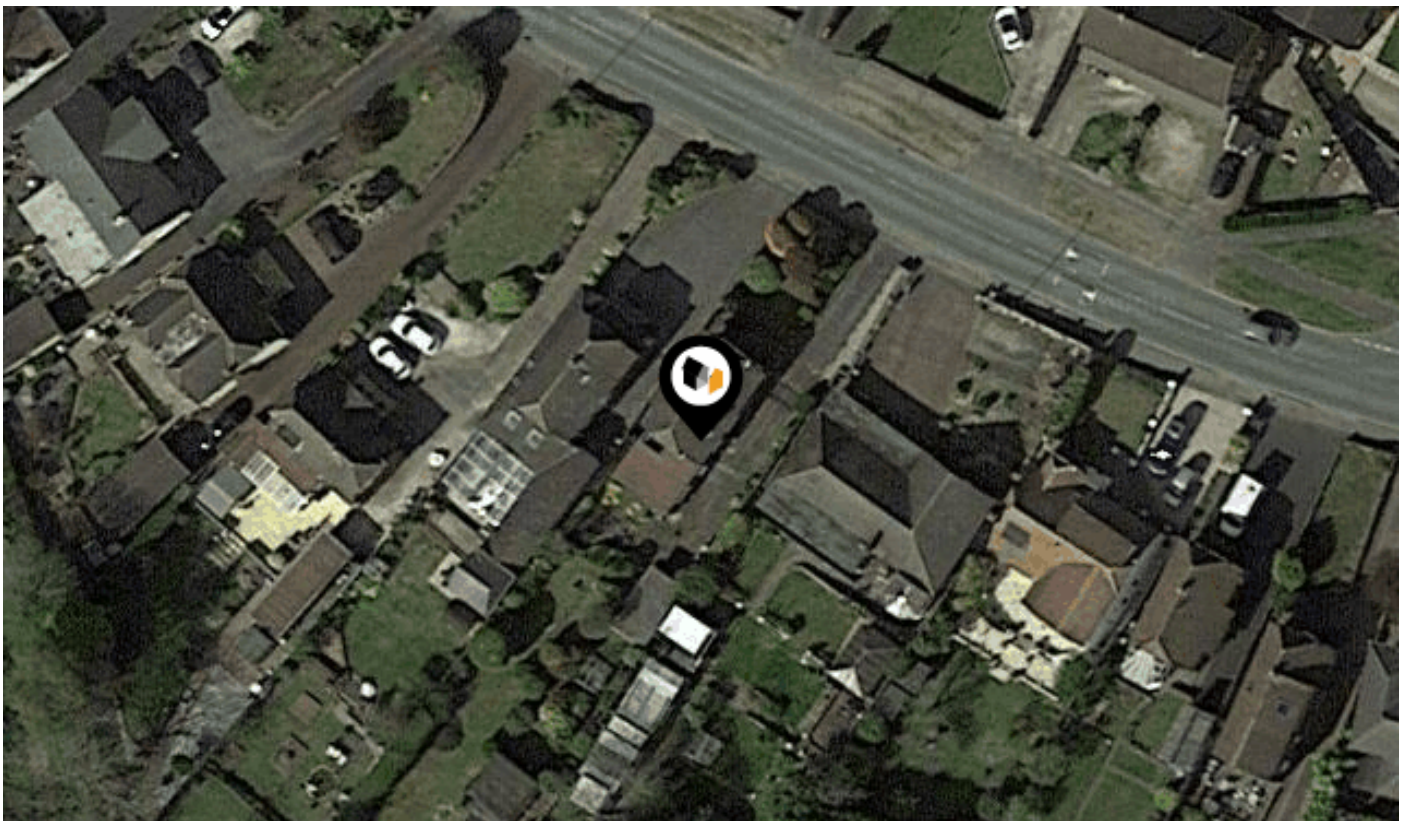


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th August 2023



COALPIT LANE, BRERETON, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

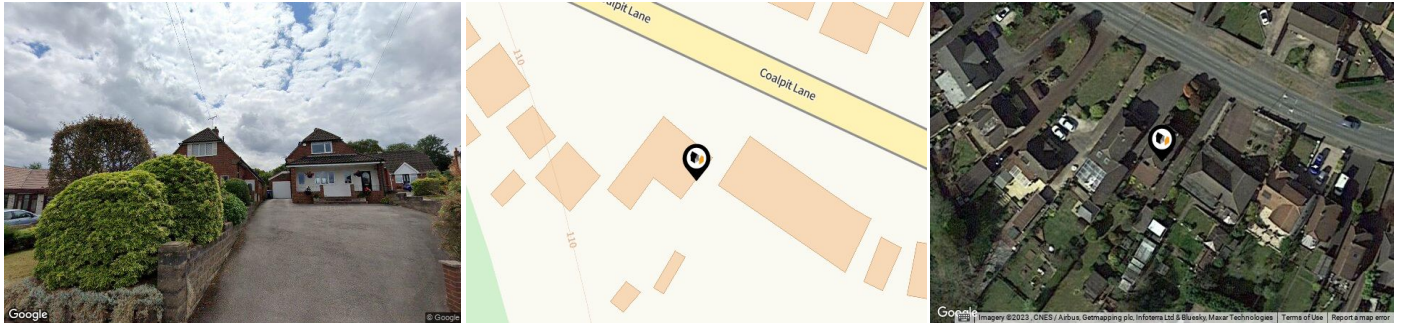
01889 583377

ang@cresidential.co.uk

www.cresidential.co.uk



Property Overview



Property

Type:	Detached
Floor Area:	1,162 ft ² / 108 m ²
Council Tax :	Band C
Annual Estimate:	£1,767
UPRN:	100031641325

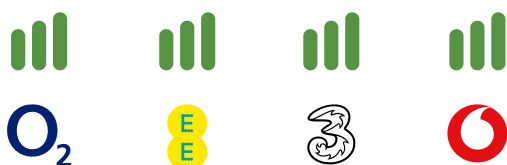
Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	51 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



residential

Energy rating
RUGELEY, WS15

E

Valid until 10.08.2033

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

Property

EPC - Additional Data



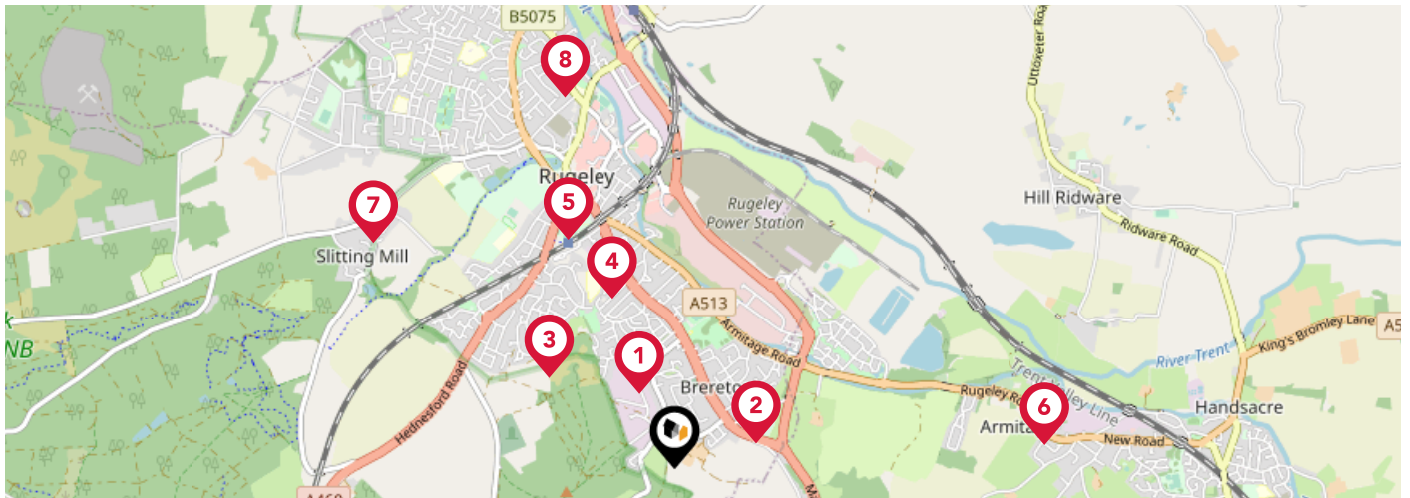
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	108 m ²

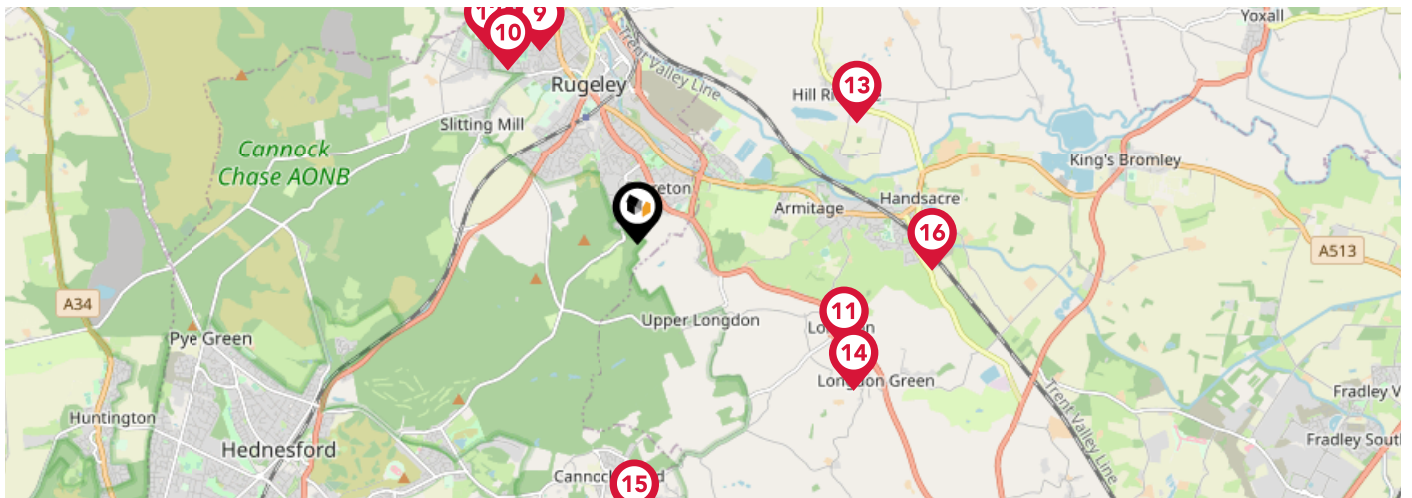
Area Schools



residential

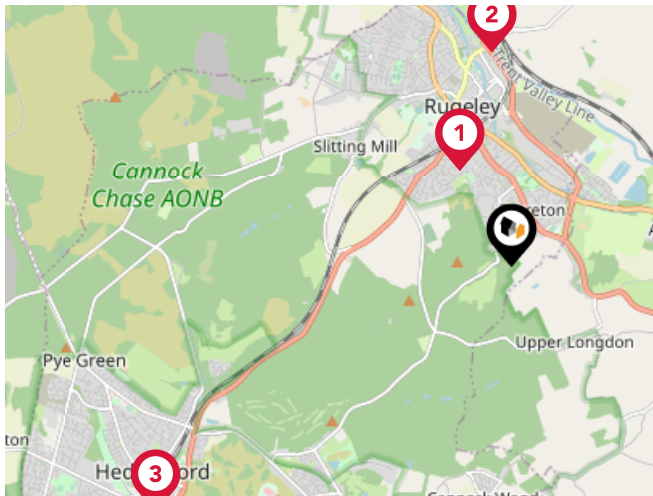


		Nursery	Primary	Secondary	College	Private
1	Redbrook Hayes Community Primary School Ofsted Rating: Good Pupils: 200 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Churchfield CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Hart School Ofsted Rating: Good Pupils: 1179 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



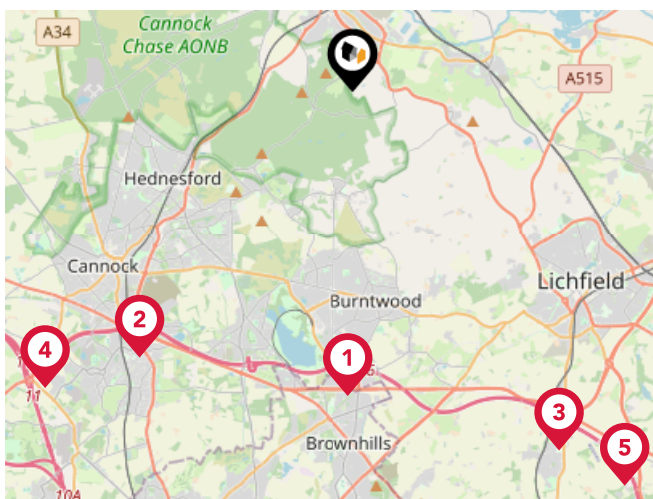
		Nursery	Primary	Secondary	College	Private
	Forest Hills Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Etching Hill CofE Primary Academy Ofsted Rating: Good Pupils: 376 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Chadwick Primary School Ofsted Rating: Good Pupils: 100 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longdon Hall School Ofsted Rating: Outstanding Pupils: 68 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gentleshaw Primary Academy Ofsted Rating: Good Pupils: 160 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayes Meadow Primary School Ofsted Rating: Good Pupils: 176 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



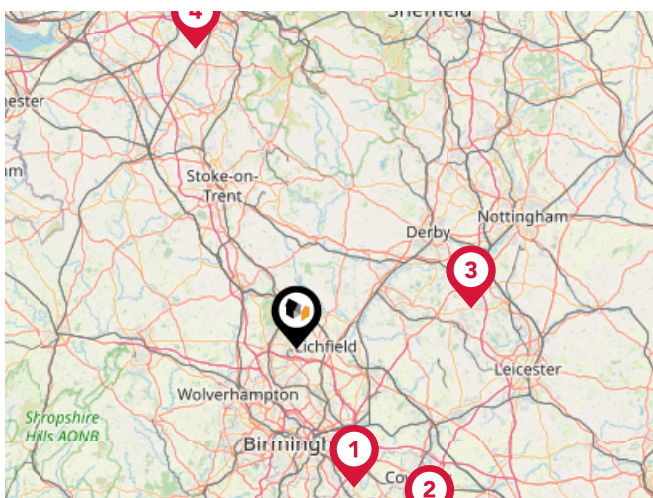
National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	0.98 miles
2	Rugeley Trent Valley Rail Station	1.93 miles
3	Hednesford Rail Station	3.87 miles



Trunk Roads/Motorways

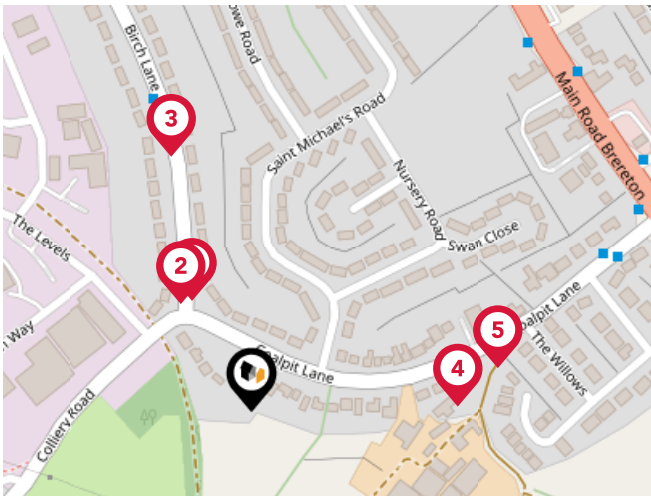
Pin	Name	Distance
1	M6 TOLL T6	5.47 miles
2	M6 TOLL T7	6.13 miles
3	M6 TOLL T5	7.46 miles
4	M6 TOLL T8	7.67 miles
5	M6 TOLL T4	8.62 miles



Airports/Helipads

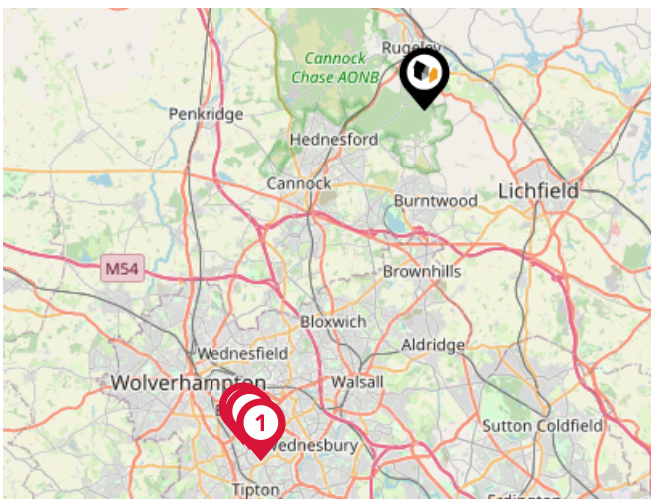
Pin	Name	Distance
1	Birmingham International Airport	21.58 miles
2	Coventry Airport	32.07 miles
3	East Midlands Airport	25.61 miles
4	Manchester Airport	45.2 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coalpit Lane	0.07 miles
2	Colliery Road	0.07 miles
3	No 41	0.15 miles
4	The Willows	0.12 miles
5	The Willows	0.14 miles



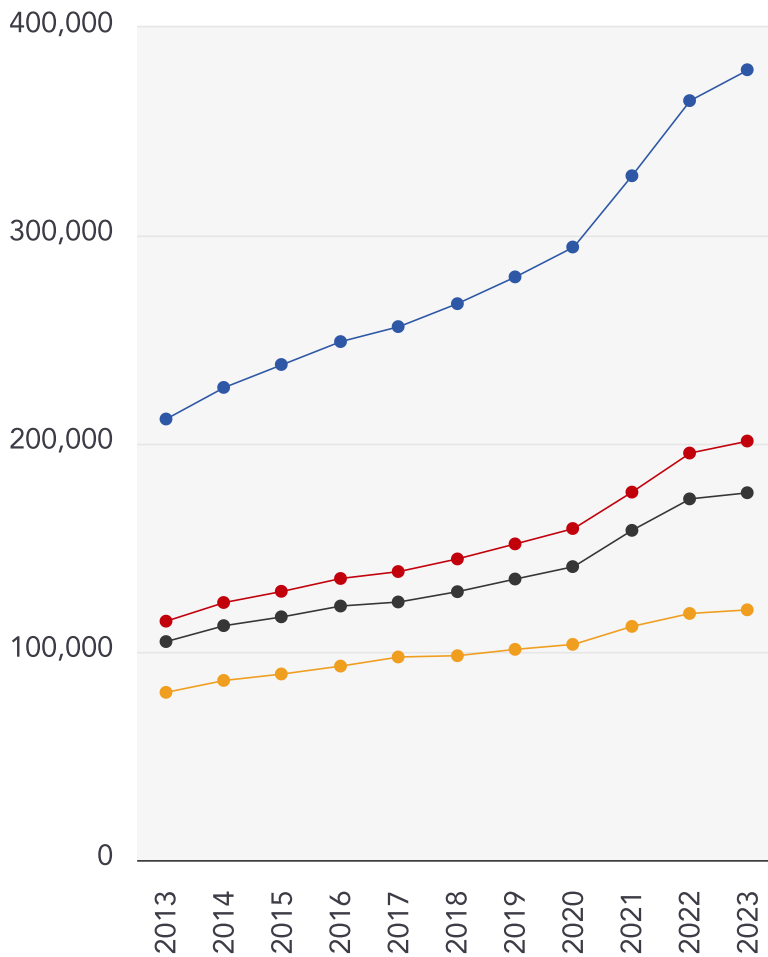
Local Connections

Pin	Name	Distance
1	Loxdale (Midland Metro Stop)	13.89 miles
2	Bilston Central (Midland Metro Stop)	13.69 miles
3	The Crescent (Midland Metro Stop)	13.68 miles

Market House Price Statistics



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



Detached

+79.18%

Semi-Detached

+75.41%

Terraced

+68.12%

Flat

+49.19%



C residential

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.!!



/cresidential



/c_residential



/c_residential

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



C residential

Globe House Upper Brook Street Rugeley
WS15 2DN
01889 583377
ang@creidential.co.uk
www.cresidential.co.uk

