

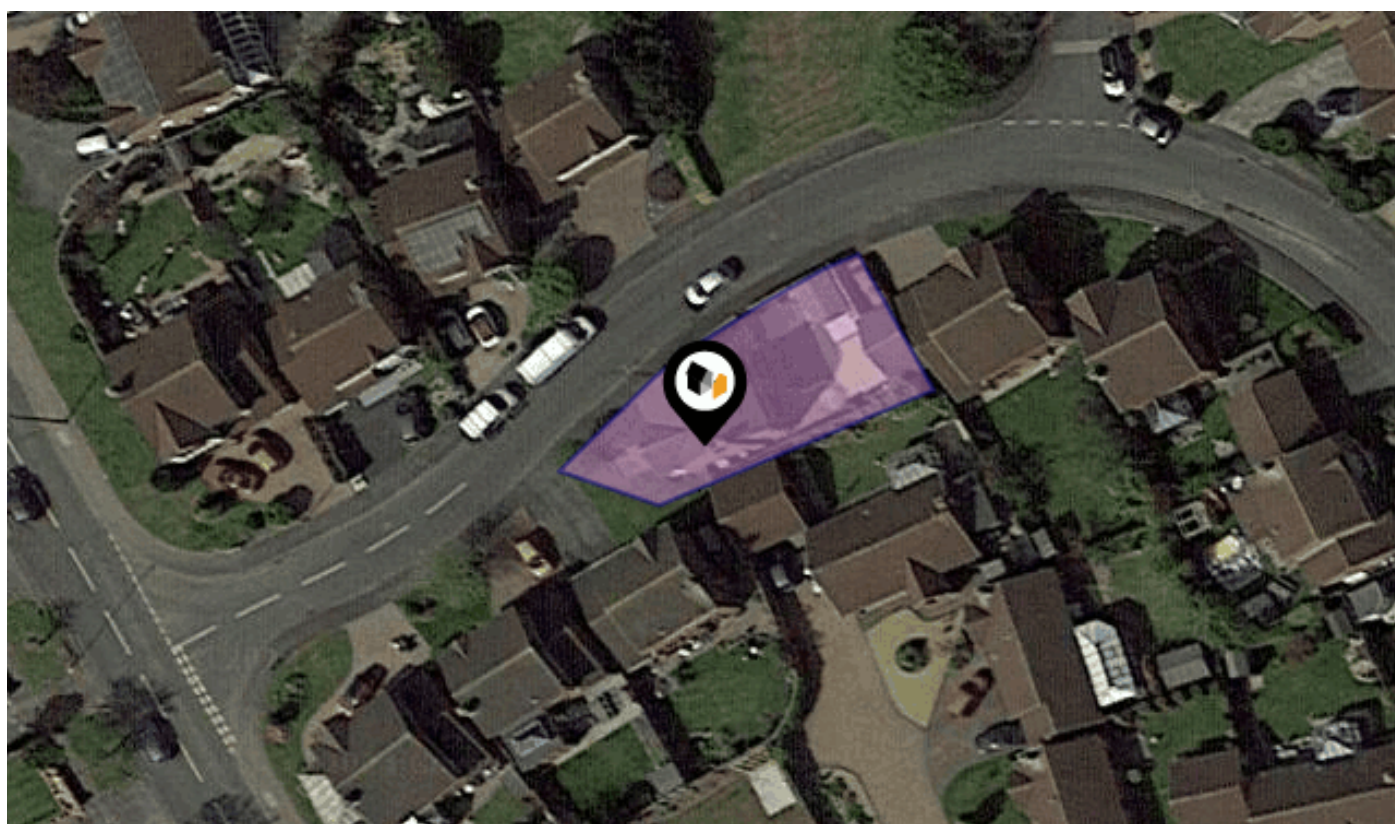


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**WARREN CROFT, HANDSACRE, 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>	£165
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,410		
<b>Title Number:</b>	SF289967		
<b>UPRN:</b>	100031709201		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *8, Warren Croft, Handsacre, Rugeley, WS15 4TB*

<b>Reference - 18/01200/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th August 2018
<b>Description:</b>	Installation of new 1.85m high side boundary brick wall in revised position, including demolition of existing side boundary wall

Warren Croft, Handsacre, WS15

Energy rating

# D

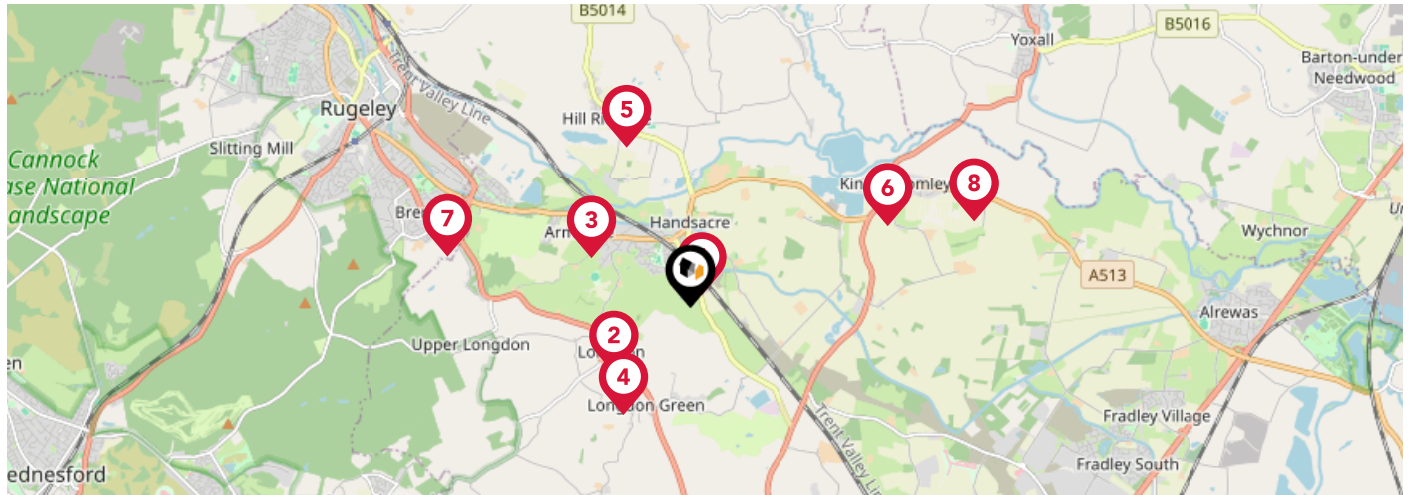
Valid until 31.07.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

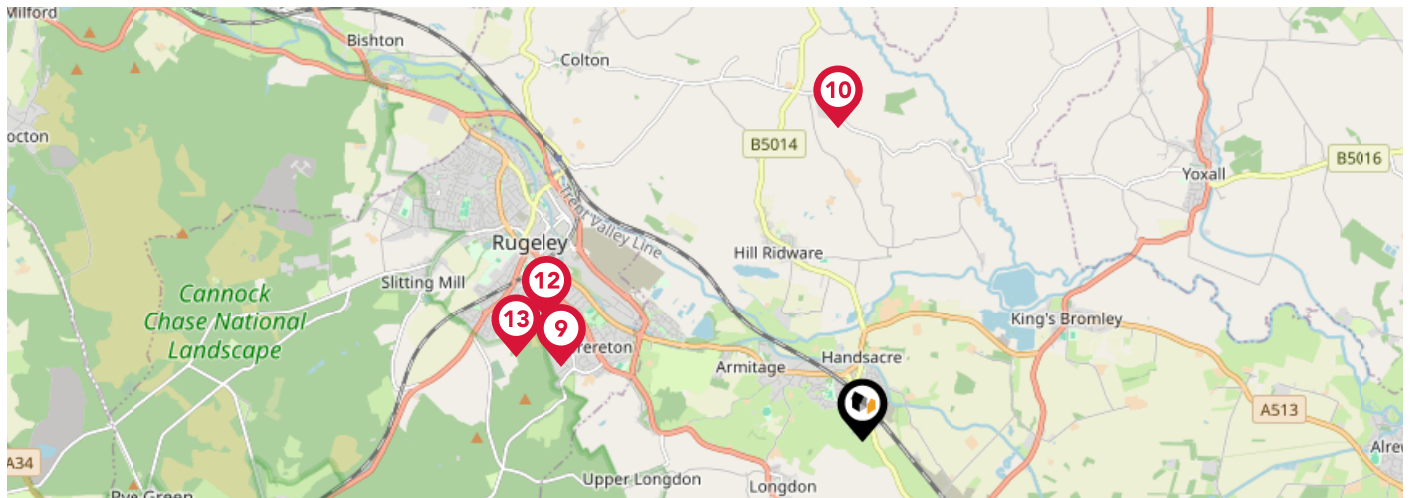
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	112 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hayes Meadow Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St James Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 100   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Croft Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longdon Hall School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Henry Chadwick Primary School</b> Ofsted Rating: Not Rated   Pupils: 100   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Richard Crosse CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 112   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hob Hill CE/Methodist (VC) Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Options Trent Acres School</b> Ofsted Rating: Outstanding   Pupils: 13   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

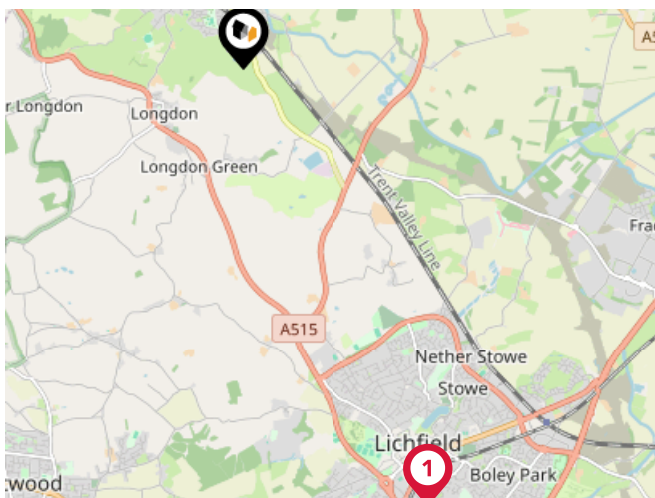
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 200   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rugeley School</b> Ofsted Rating: Good   Pupils: 49   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Friary School</b> Ofsted Rating: Not Rated   Pupils: 1177   Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:3.04	<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:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willows Primary School</b> Ofsted Rating: Outstanding   Pupils: 386   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charnwood Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 197   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rocklands School</b> Ofsted Rating: Not Rated   Pupils: 129   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

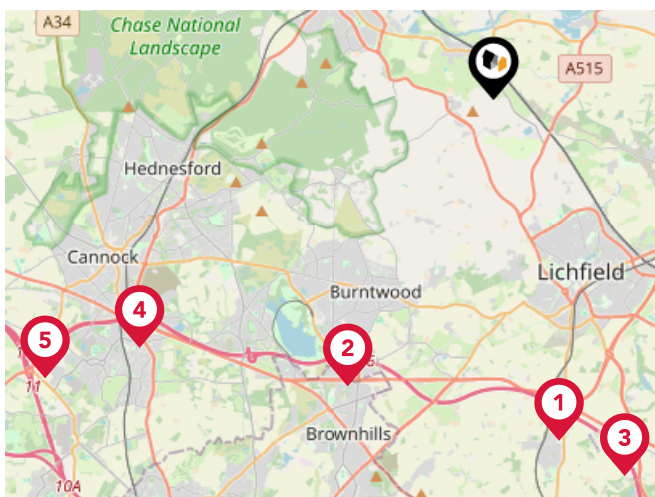


# Area Transport (National)








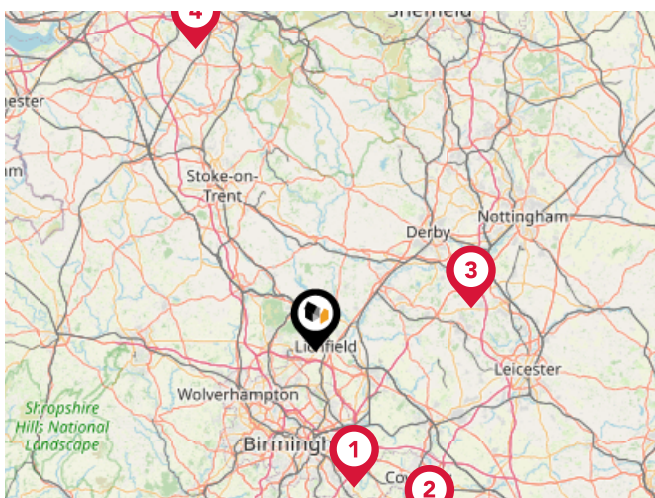
## National Rail Stations

Pin	Name	Distance
	Lichfield City Rail Station	4.26 miles
	Rugeley Trent Valley Rail Station	3.54 miles
	Rugeley Town Rail Station	3.25 miles



## Trunk Roads/Motorways

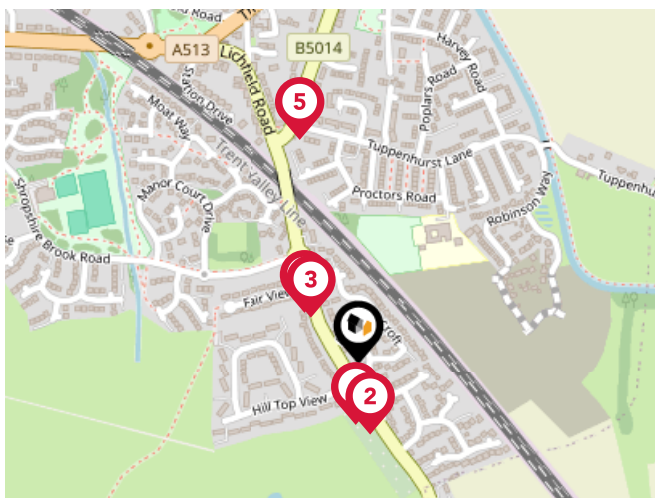
Pin	Name	Distance
	M6 TOLL T5	6.23 miles
	M6 TOLL T6	5.76 miles
	M6 TOLL T4	7.15 miles
	M6 TOLL T7	7.77 miles
	M6 TOLL T8	9.49 miles



## Airports/Helipads

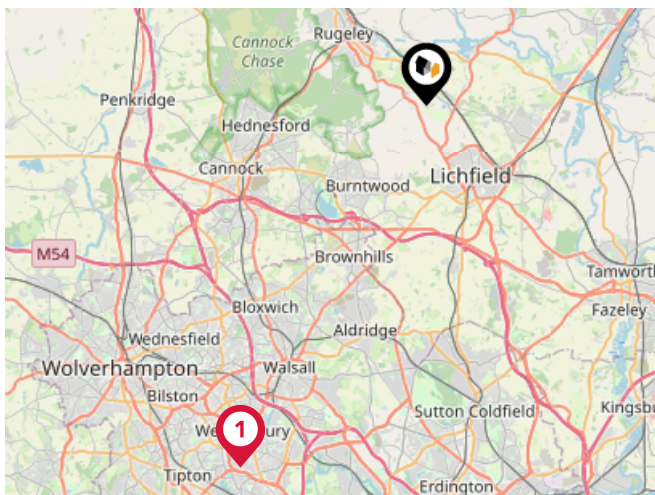
Pin	Name	Distance
	Birmingham International Airport	20.42 miles
	Coventry Airport	30.34 miles
	East Midlands Airport	23.23 miles
	Manchester Airport	46.39 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hill Top View	0.07 miles
2	Hill Top View	0.08 miles
3	Fair View	0.08 miles
4	Fair View	0.08 miles
5	Tuppenhurst Lane	0.26 miles



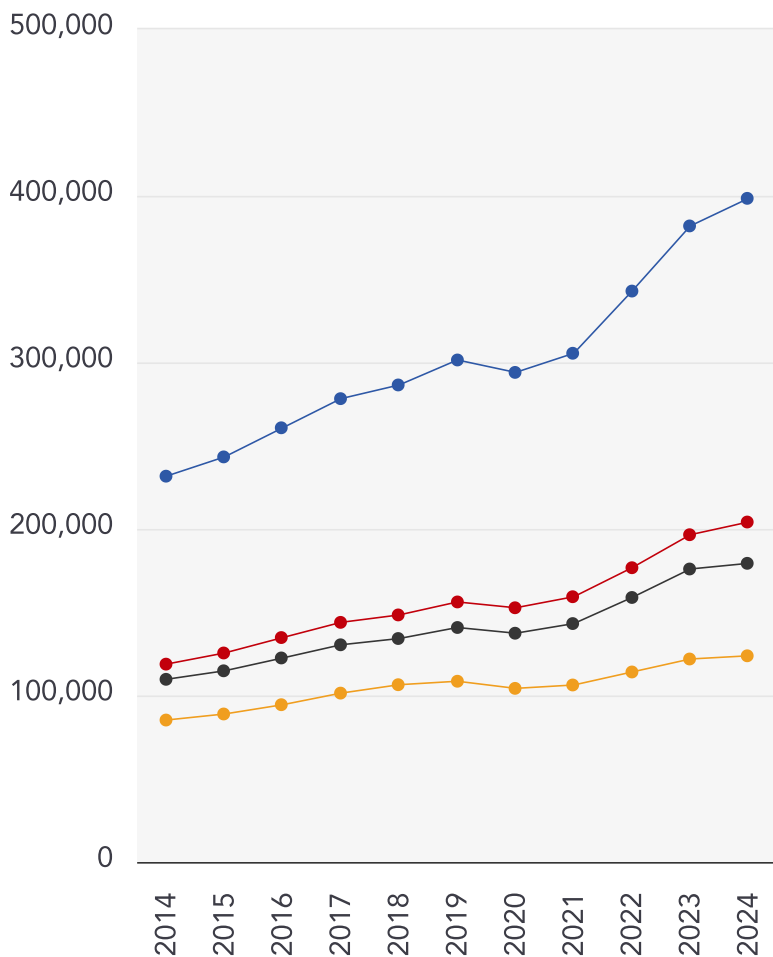
## Local Connections

Pin	Name	Distance
1	Wednesbury Great Western Street (Metro Stop)	14.65 miles

# Market House Price Statistics



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



Detached

**+72%**

Semi-Detached

**+71.82%**

Terraced

**+63.49%**

Flat

**+45.26%**



### **C residential**

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## 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

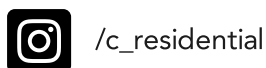


Exceptional service once again  
Thanks to Angie and her team

## Testimonial 4



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



# C residential Data Quality

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