

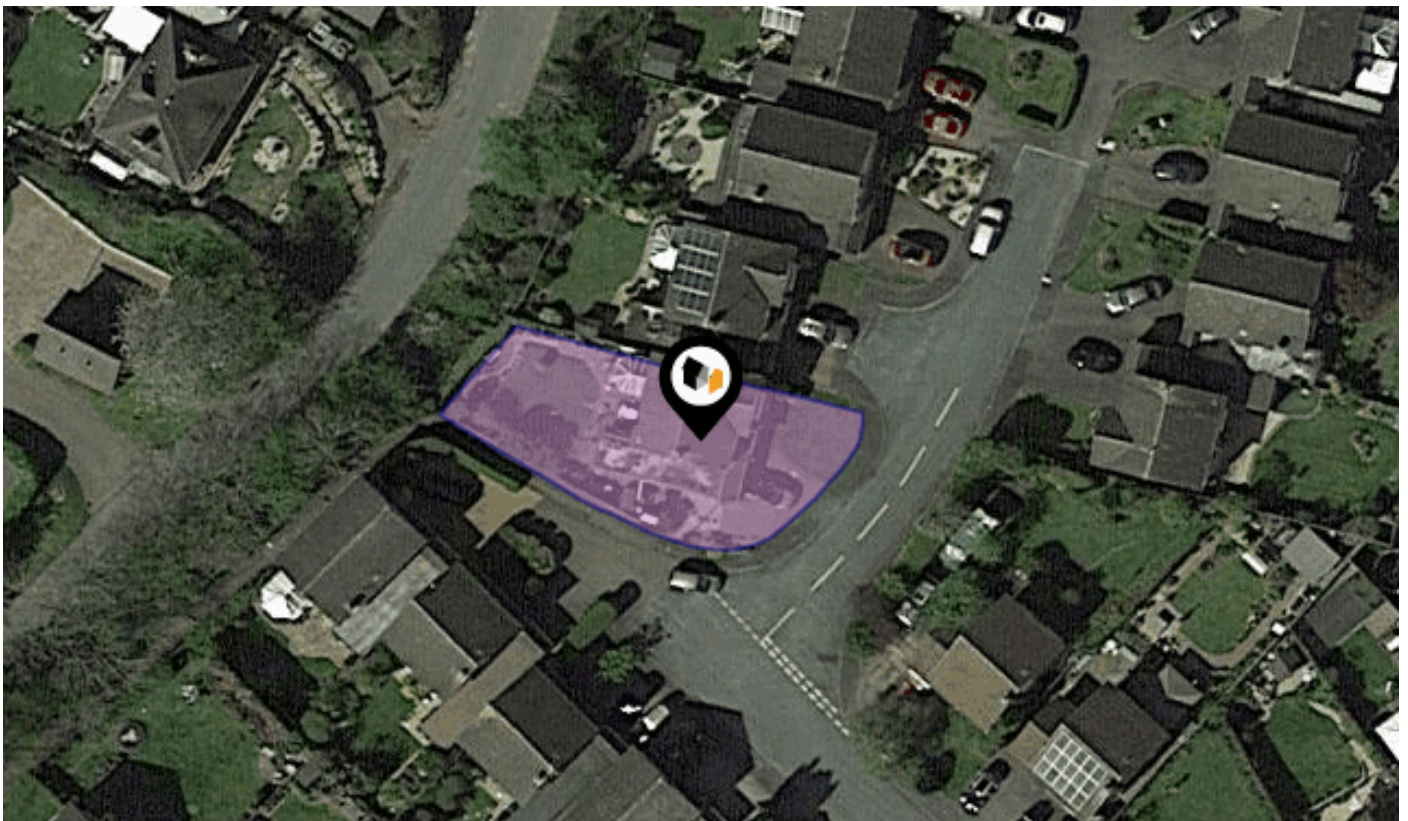


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th October 2023



CHARLOTTE CLOSE, LITTLE HAYWOOD, STAFFORD, ST18

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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Property Overview



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.09 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£1,922		
Title Number:	SF418098		
UPRN:	100031761368		

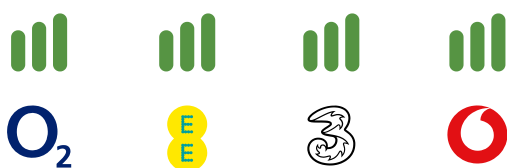
Local Area

Local Authority:	Stafford
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	62 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



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Charlotte Close, Little Haywood, ST18

Energy rating

D

Valid until 04.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

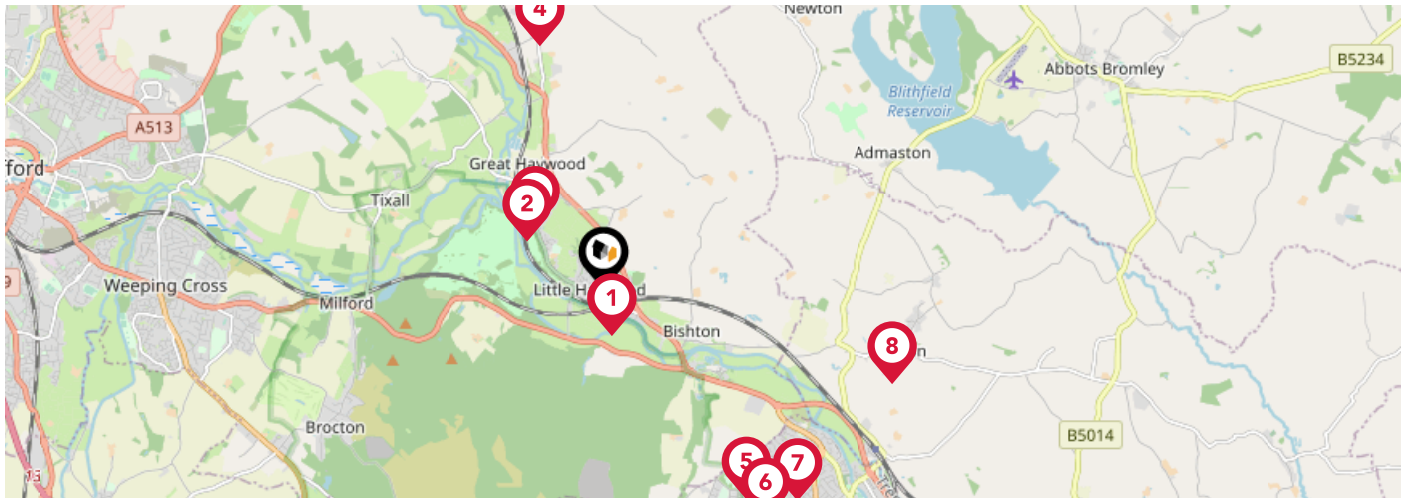
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	118 m ²

Area Schools

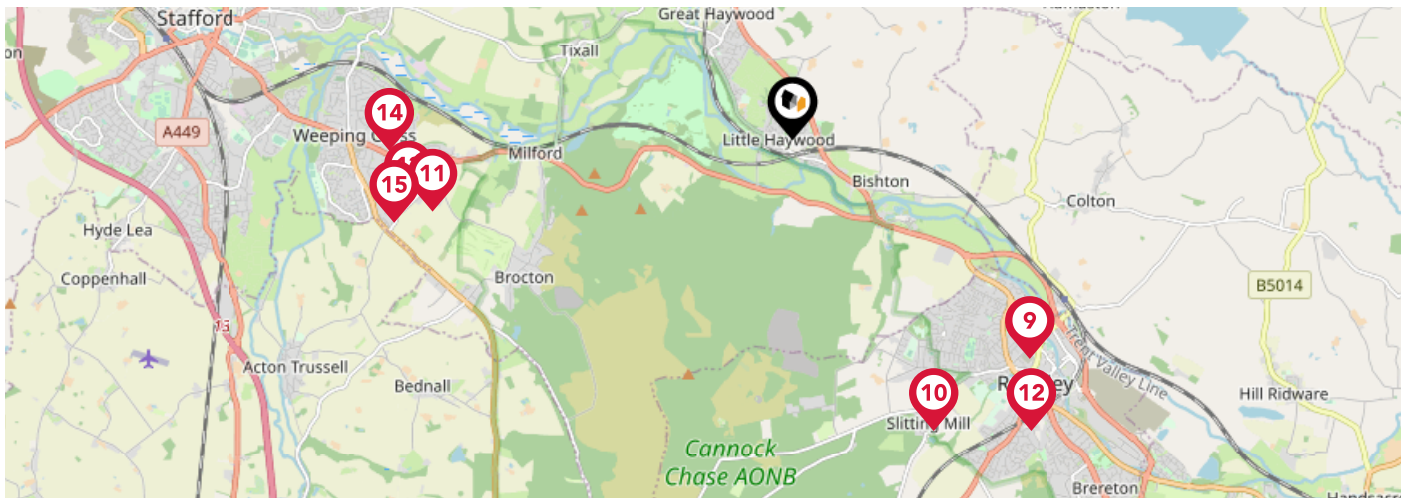










		Nursery	Primary	Secondary	College	Private
1	Colwich CofE Primary School Ofsted Rating: Outstanding Pupils: 171 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Anson CofE Primary School Ofsted Rating: Outstanding Pupils: 105 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 61 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 137 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Etching Hill CofE Primary Academy Ofsted Rating: Good Pupils: 376 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Forest Hills Primary School Ofsted Rating: Inadequate Pupils:0 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The St. Mary's CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

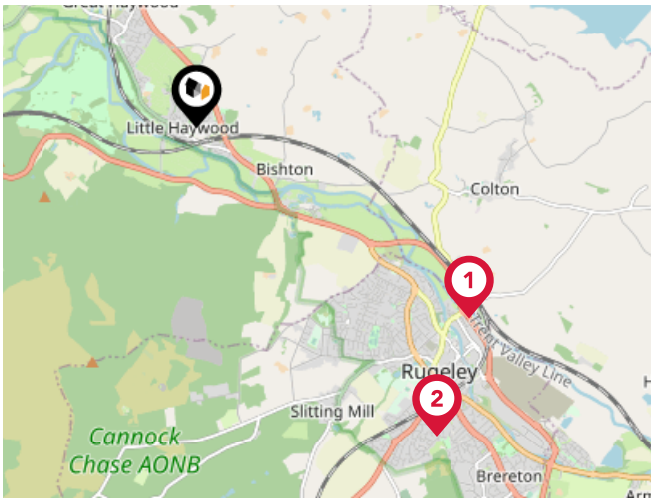


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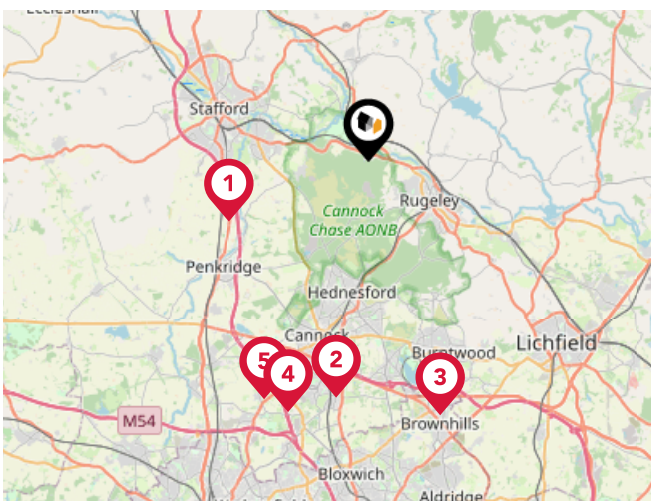
	Nursery	Primary	Secondary	College	Private
 Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Hart School Ofsted Rating: Good Pupils: 1179 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Berkswich CoFE (VC) Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Churchfield CoFE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Walton High School Ofsted Rating: Good Pupils: 1316 Distance:3.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leasowes Primary School Ofsted Rating: Outstanding Pupils: 427 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oakridge Primary School Ofsted Rating: Outstanding Pupils: 221 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Andrew's CoFE Primary School Ofsted Rating: Good Pupils: 185 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



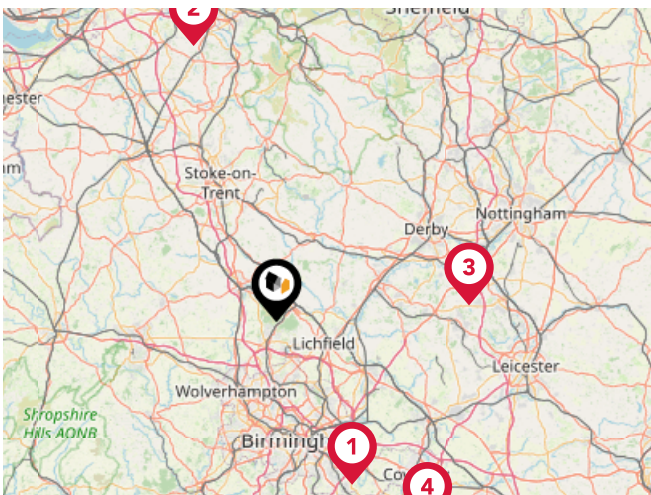
National Rail Stations

Pin	Name	Distance
1	Rugeley Trent Valley Rail Station	2.98 miles
2	Rugeley Town Rail Station	3.5 miles
3	Stafford Rail Station	5.64 miles



Trunk Roads/Motorways

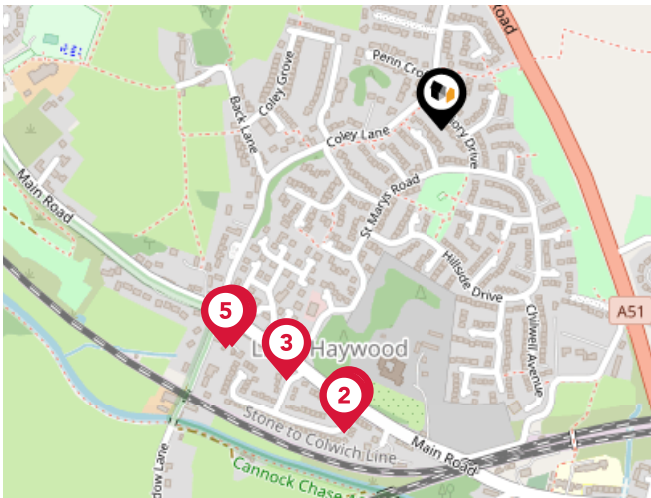
Pin	Name	Distance
1	M6 J13	5.44 miles
2	M6 TOLL T7	8.52 miles
3	M6 TOLL T6	9.46 miles
4	M6 TOLL T8	9.42 miles
5	M6 J11A	9.29 miles



Airports/Helipads

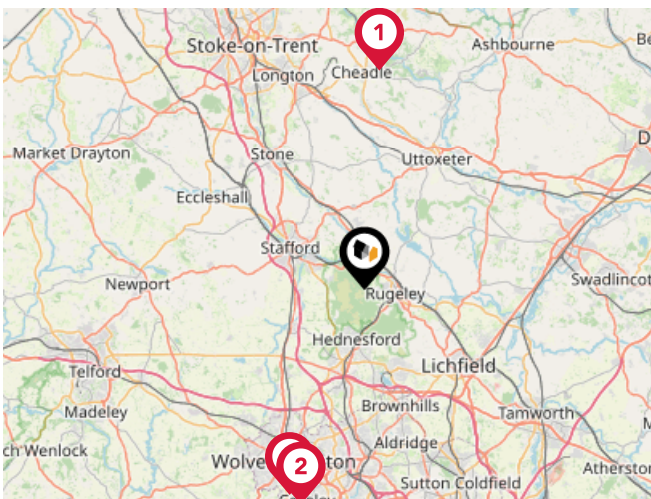
Pin	Name	Distance
1	Birmingham International Airport	25.96 miles
2	Manchester Airport	40.94 miles
3	East Midlands Airport	27.62 miles
4	Coventry Airport	36.55 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Marys Abbey	0.35 miles
2	St Marys Abbey	0.36 miles
3	St Marys Road	0.33 miles
4	Lamb & Flag PH	0.34 miles
5	Lamb & Flag PH	0.34 miles



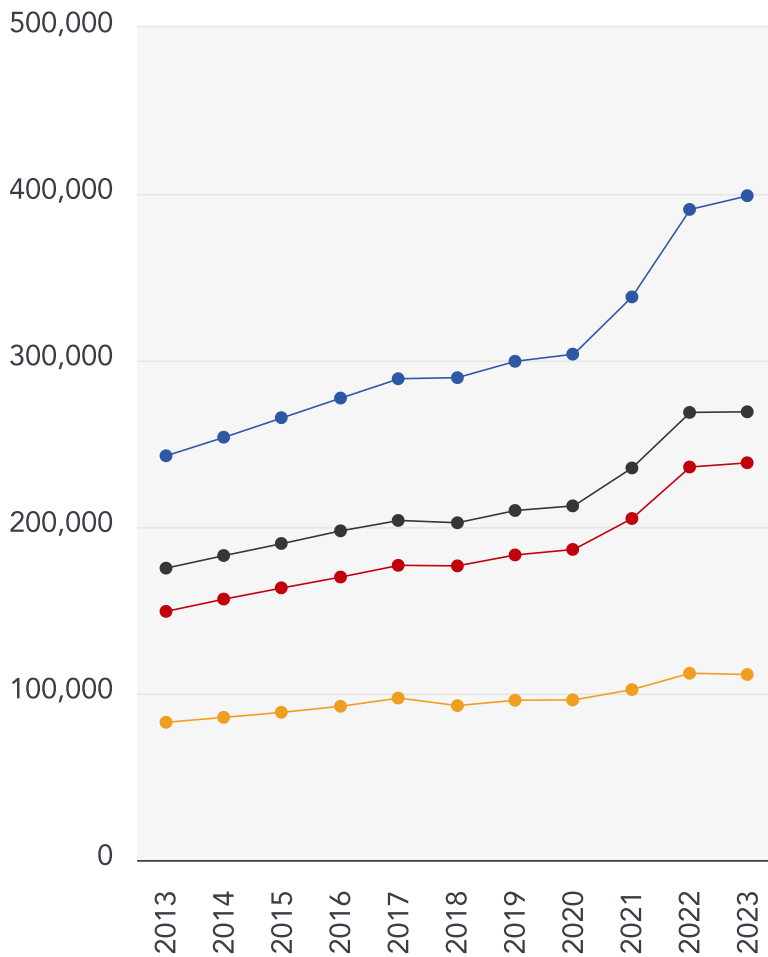
Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	15.74 miles
2	Priestfield (Midland Metro Stop)	16.08 miles
3	The Royal (Midland Metro Stop)	15.71 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in ST18



Detached

+64.33%

Terraced

+53.54%

Semi-Detached

+59.75%

Flat

+34.66%



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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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