

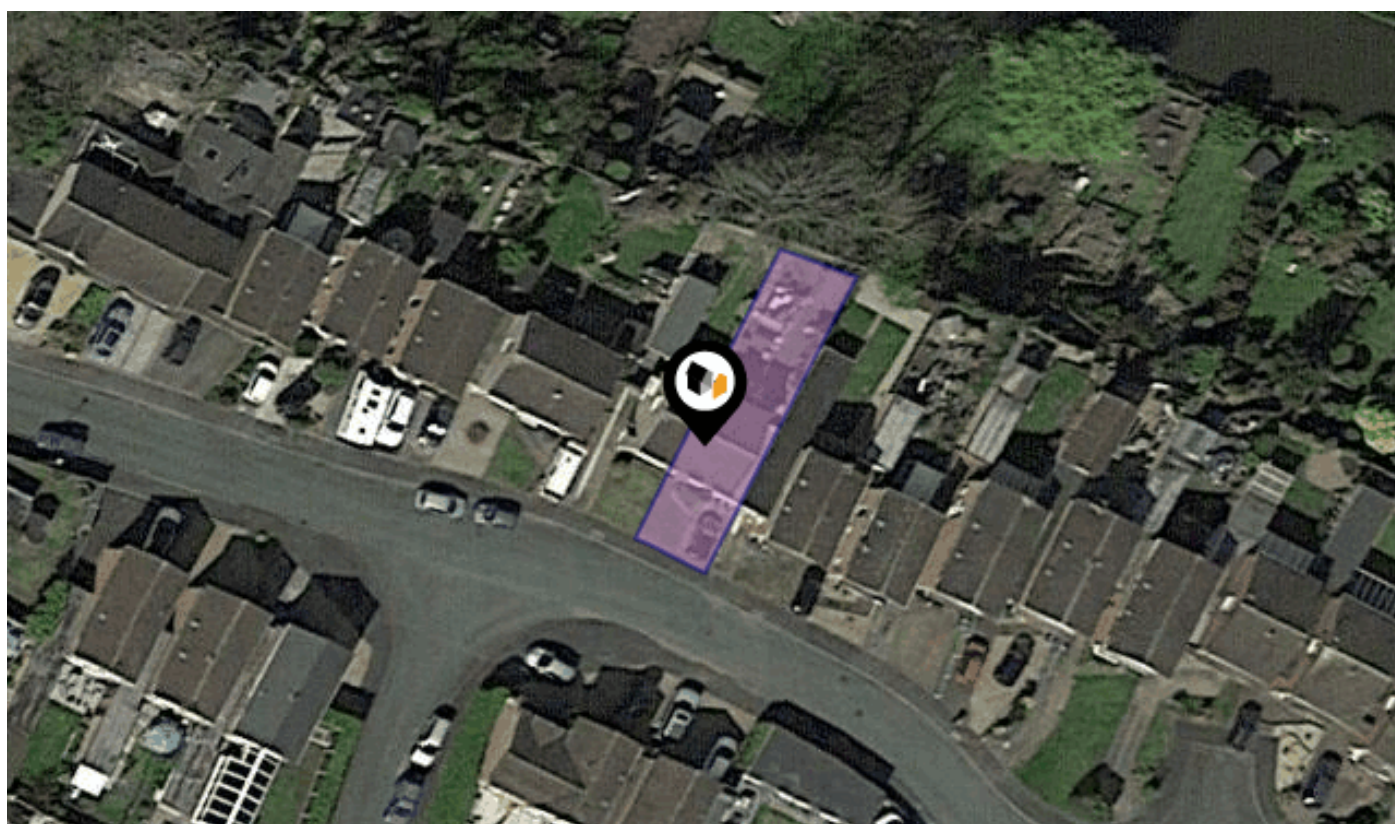


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th November 2023



ALBANY DRIVE, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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Property

Type:	Terraced	Last Sold £/ft²:	£72
Bedrooms:	2	Tenure:	Freehold
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,546		
Title Number:	SF141225		
UPRN:	100031639284		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Albany Drive, WS15

Energy rating

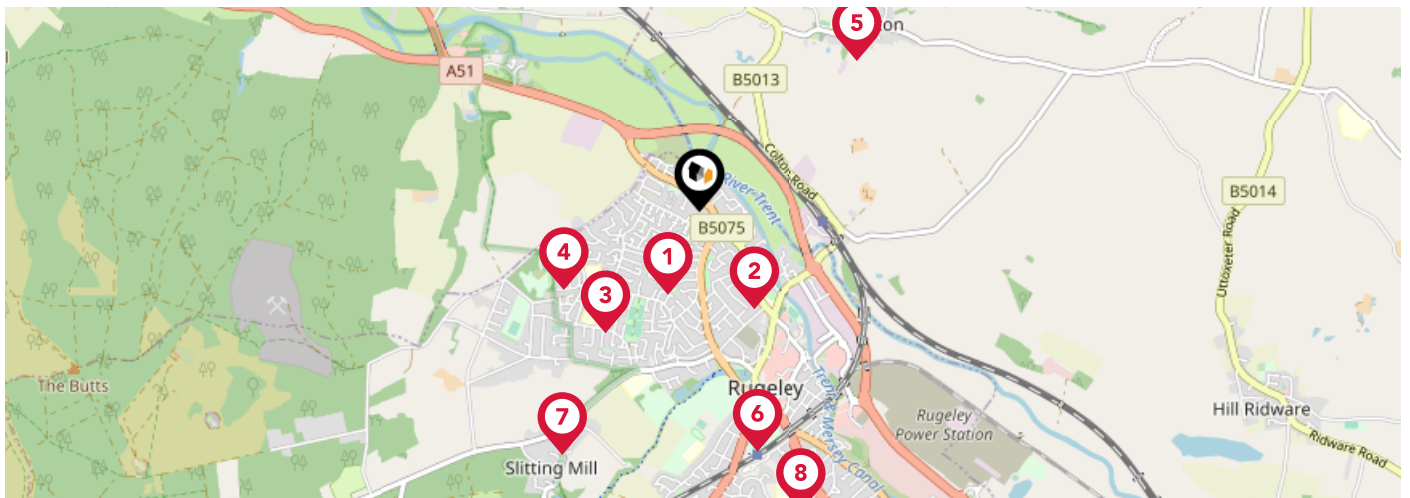
E

Valid until 14.12.2026

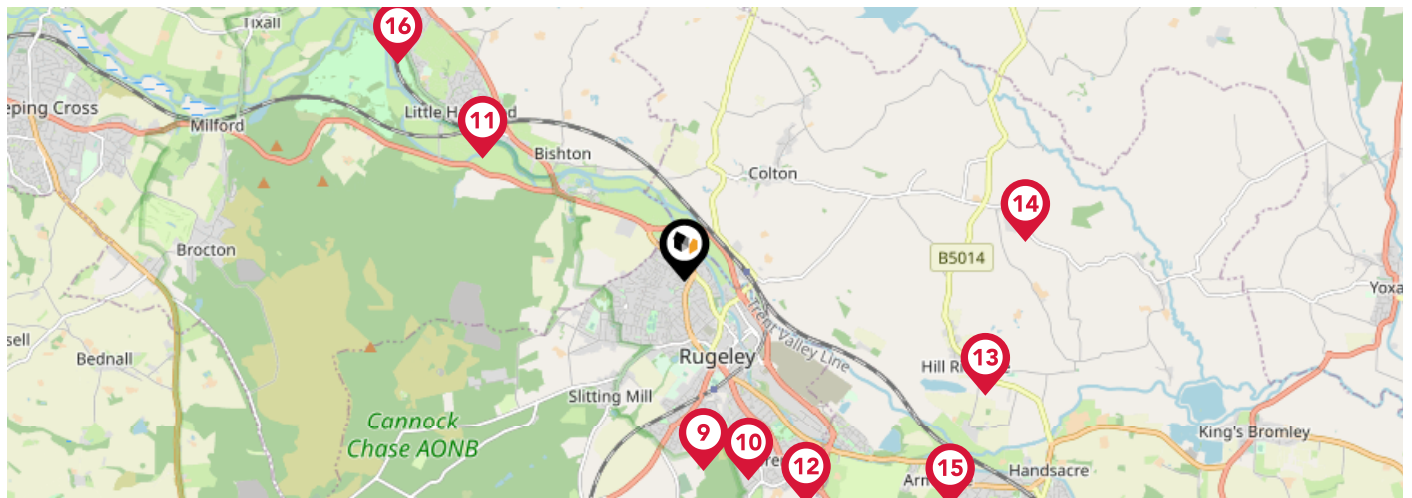
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²

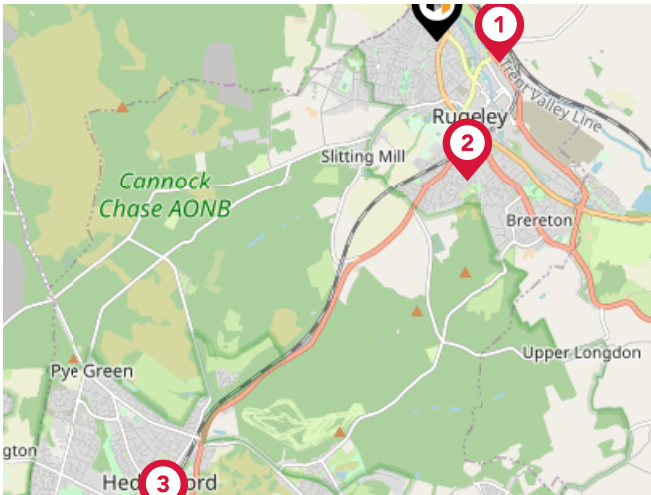


		Nursery	Primary	Secondary	College	Private
1	Forest Hills Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Etching Hill CofE Primary Academy Ofsted Rating: Good Pupils: 376 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The St. Mary's CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Churchfield CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:1.11	<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:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>




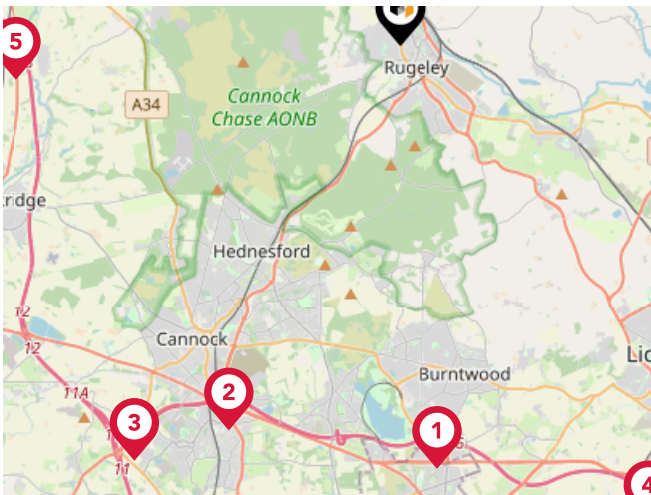
	Nursery	Primary	Secondary	College	Private
 Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Redbrook Hayes Community Primary School Ofsted Rating: Good Pupils: 200 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Colwich CofE Primary School Ofsted Rating: Outstanding Pupils: 171 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:2.27	<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:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rugeley School Ofsted Rating: Good Pupils: 49 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Anson CofE Primary School Ofsted Rating: Outstanding Pupils: 105 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








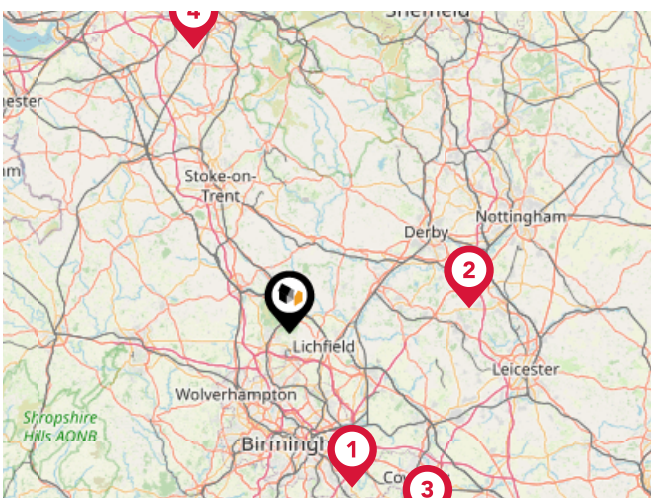
National Rail Stations

Pin	Name	Distance
	Rugeley Trent Valley Rail Station	0.59 miles
	Rugeley Town Rail Station	1.27 miles
	Hednesford Rail Station	4.95 miles



Trunk Roads/Motorways

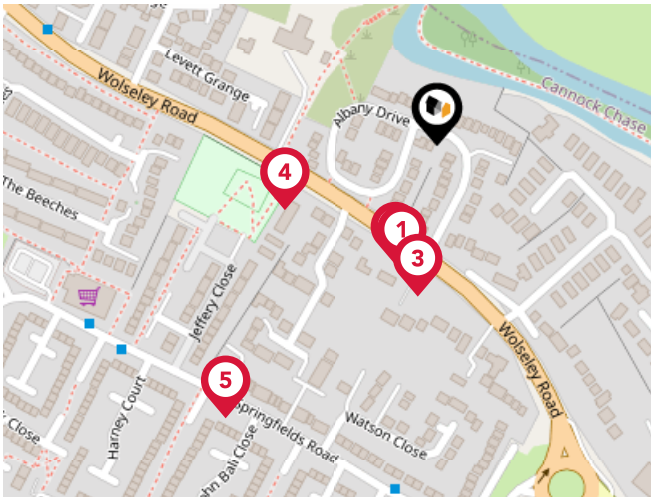
Pin	Name	Distance
	M6 TOLL T6	7.61 miles
	M6 TOLL T7	7.56 miles
	M6 TOLL T8	8.84 miles
	M6 TOLL T5	9.66 miles
	M6 J13	6.91 miles



Airports/Helipads

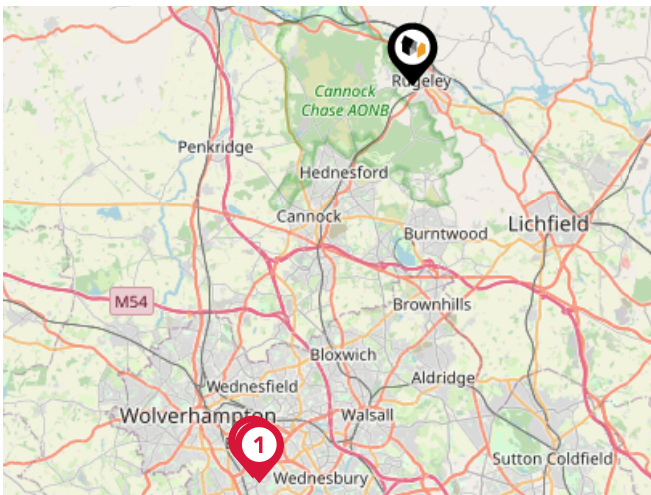
Pin	Name	Distance
	Birmingham International Airport	23.81 miles
	East Midlands Airport	25.93 miles
	Coventry Airport	34.21 miles
	Manchester Airport	42.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Richardson Way	0.07 miles
2	Albany Drive	0.07 miles
3	Albany Drive	0.09 miles
4	Richardson Way	0.09 miles
5	Jeffery Close	0.19 miles



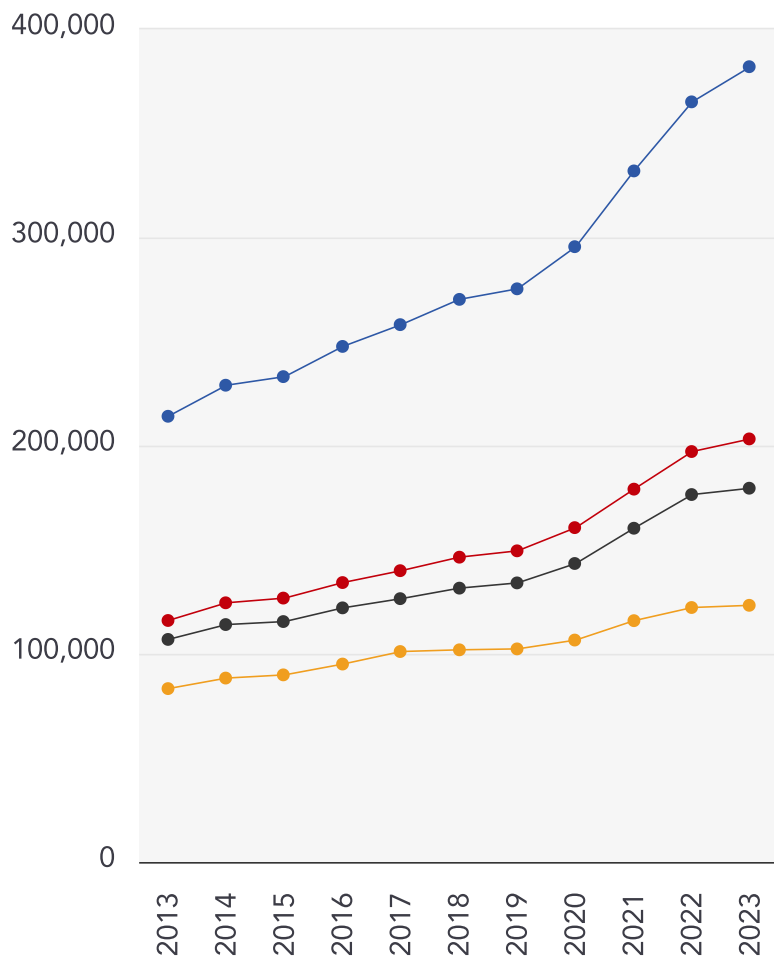
Local Connections

Pin	Name	Distance
1	Bilston Central (Midland Metro Stop)	15.32 miles
2	The Crescent (Midland Metro Stop)	15.27 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

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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