

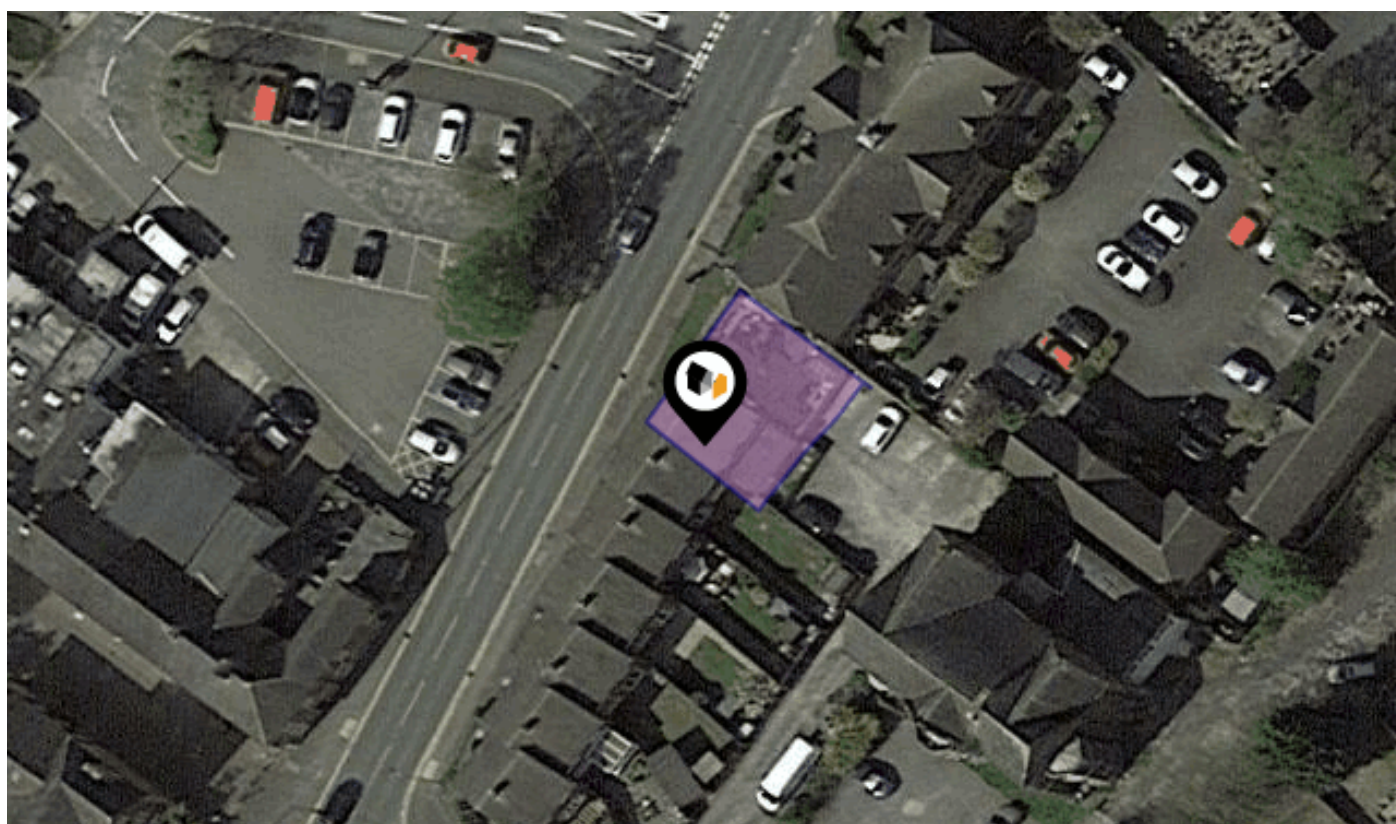


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th February 2024



FORGE ROAD, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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www.cresidential.co.uk

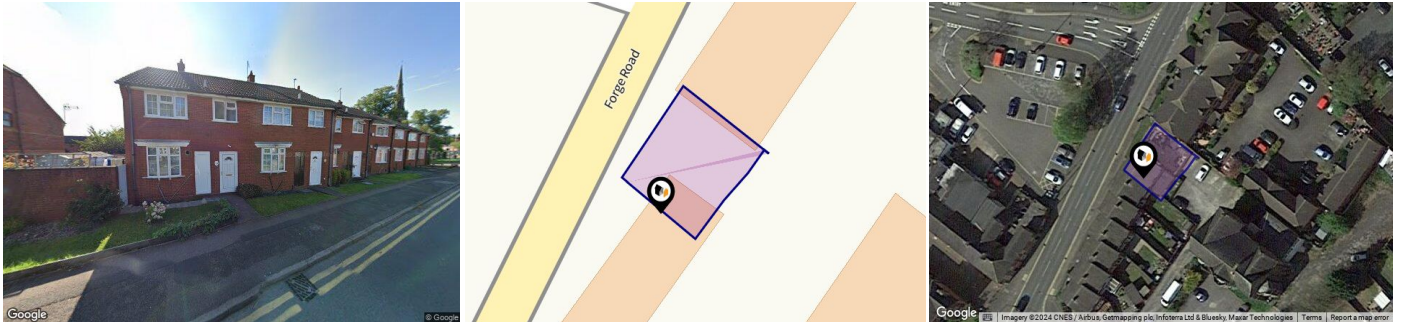


Introduction

Our Comments



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



Property

Type:	Semi-Detached	Last Sold £/ft²:	£207
Bedrooms:	3	Tenure:	Freehold
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,546		
Title Number:	SF170160		
UPRN:	100031642306		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

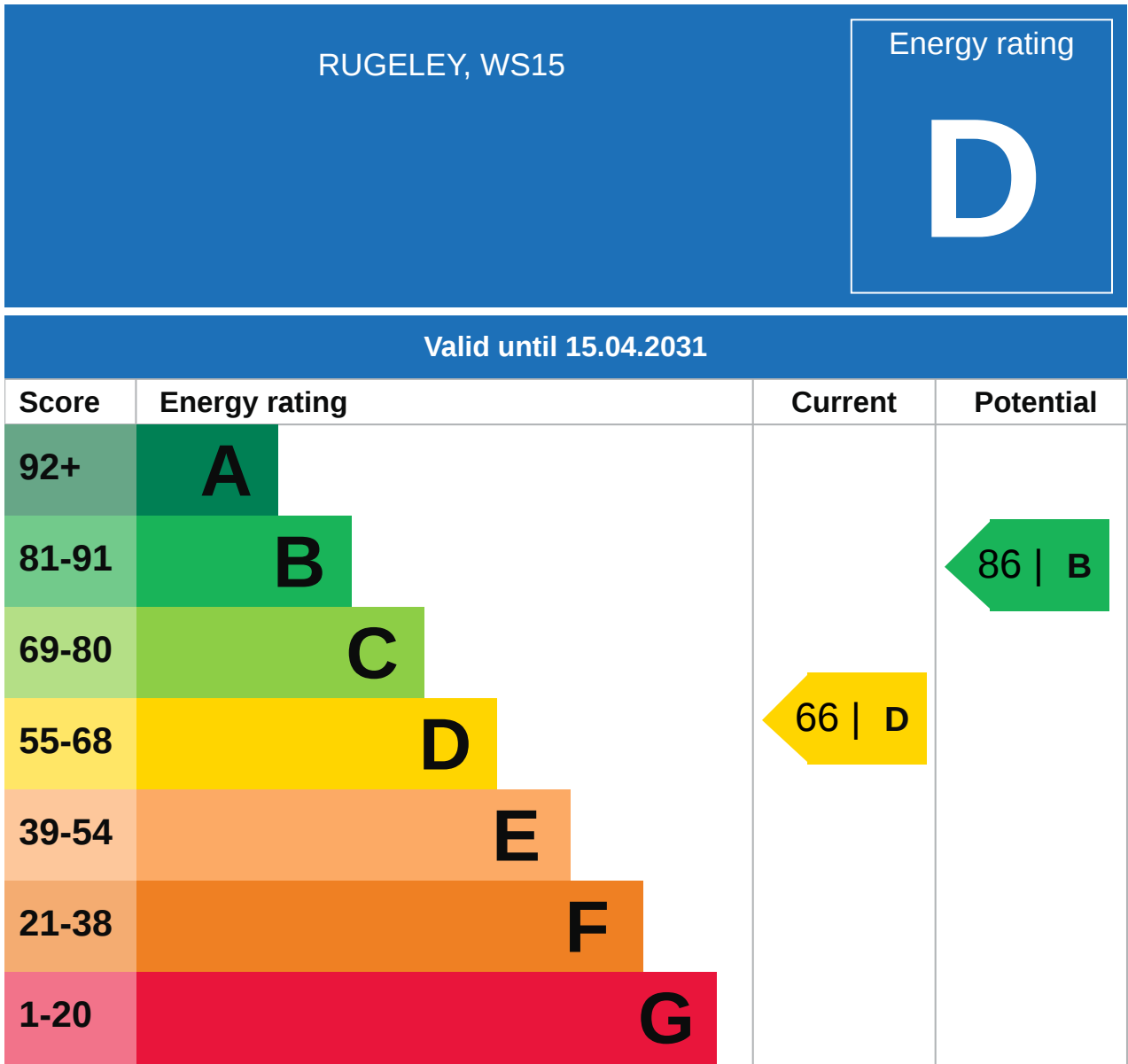
17 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

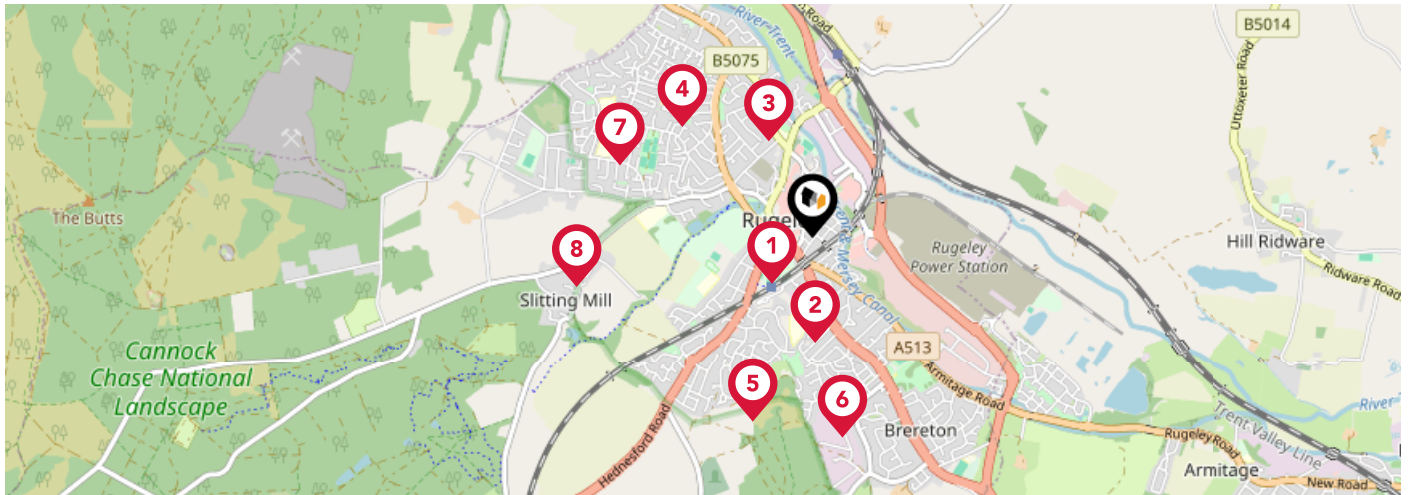




Additional EPC Data

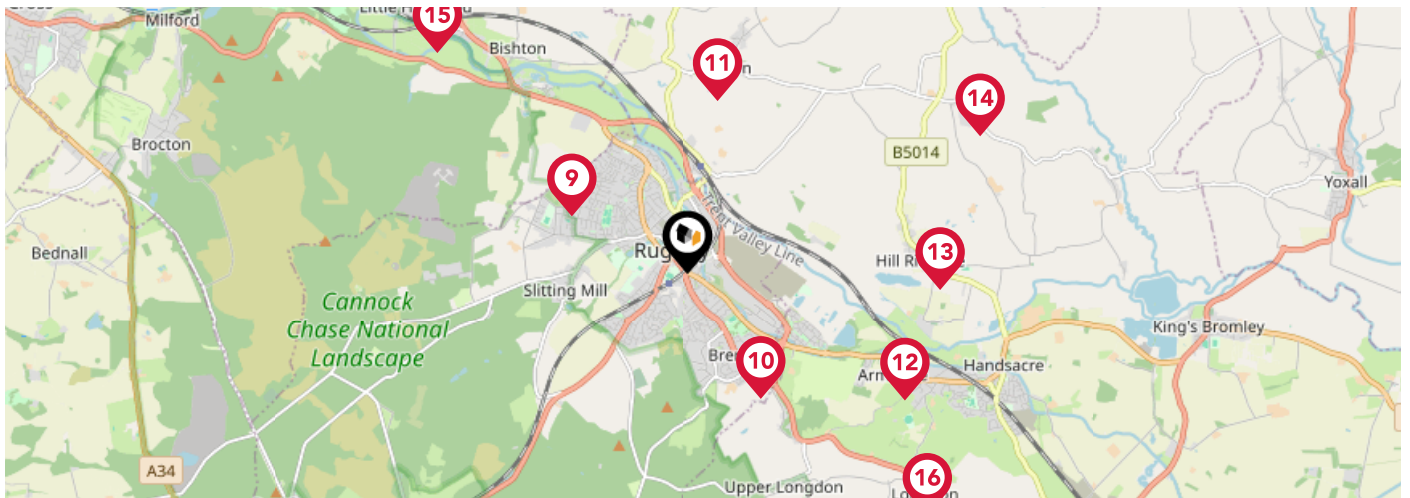
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²









Area Schools



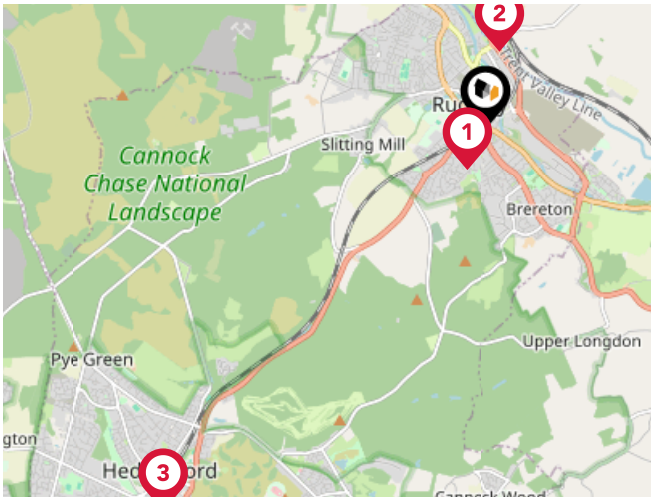
		Nursery	Primary	Secondary	College	Private
1	Churchfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils: 150 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Forest Hills Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chase View Community Primary School Ofsted Rating: Requires improvement Pupils: 199 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Redbrook Hayes Community Primary School Ofsted Rating: Not Rated Pupils: 200 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Hart School Ofsted Rating: Good Pupils: 1179 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



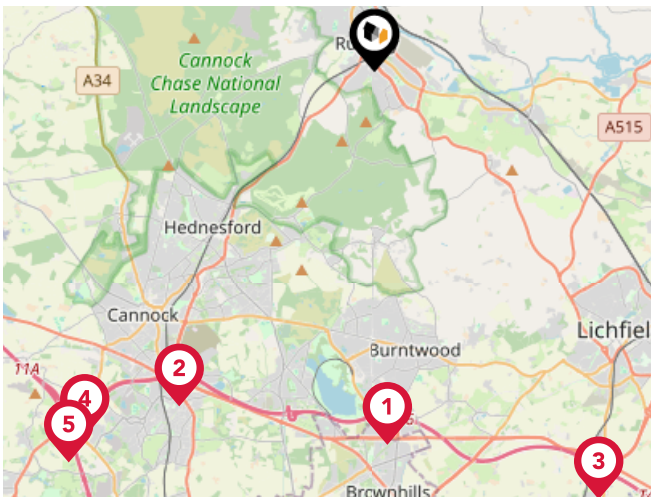
	Nursery	Primary	Secondary	College	Private
 Etching Hill CofE Primary Academy Ofsted Rating: Not Rated Pupils: 376 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The St. Mary's CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Henry Chadwick Primary School Ofsted Rating: Not Rated Pupils: 100 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rugeley School Ofsted Rating: Good Pupils: 49 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Colwich CofE Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:3	<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:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



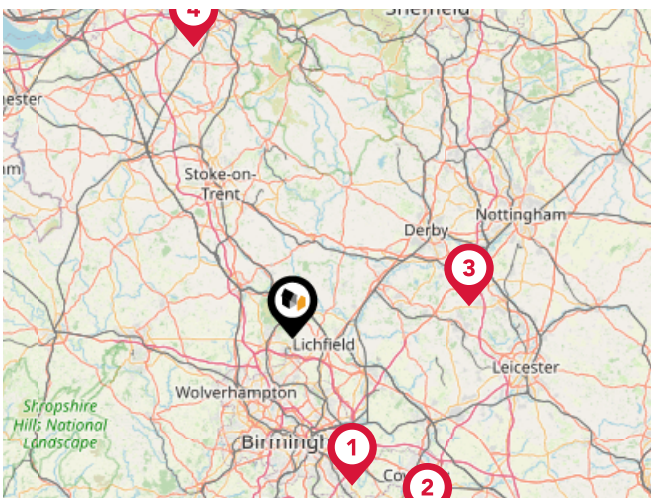
National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	0.41 miles
2	Rugeley Trent Valley Rail Station	0.7 miles
3	Hednesford Rail Station	4.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	6.71 miles
2	M6 TOLL T7	6.98 miles
3	M6 TOLL T5	8.69 miles
4	M6 TOLL T8	8.38 miles
5	M6 J11	8.92 miles

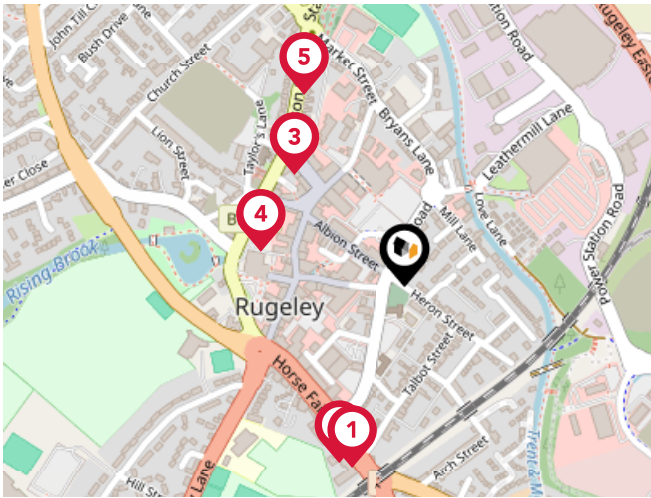


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	22.84 miles
2	Coventry Airport	33.25 miles
3	East Midlands Airport	25.65 miles
4	Manchester Airport	43.93 miles

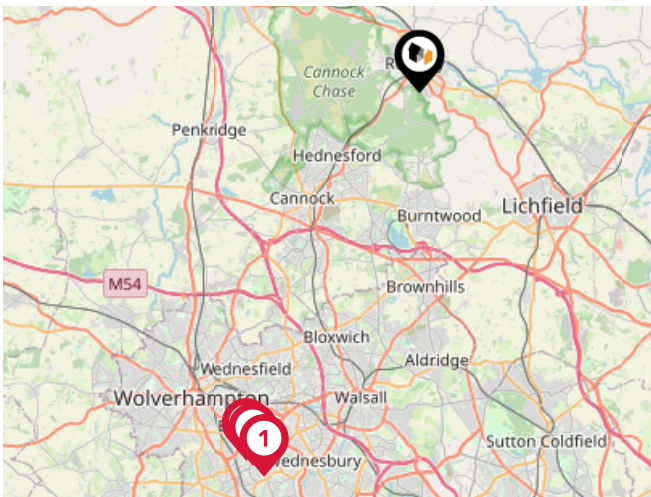
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lichfield Street	0.21 miles
2	Lichfield Street	0.21 miles
3	Post Office	0.18 miles
4	Bow Street	0.17 miles
5	Market Street	0.24 miles



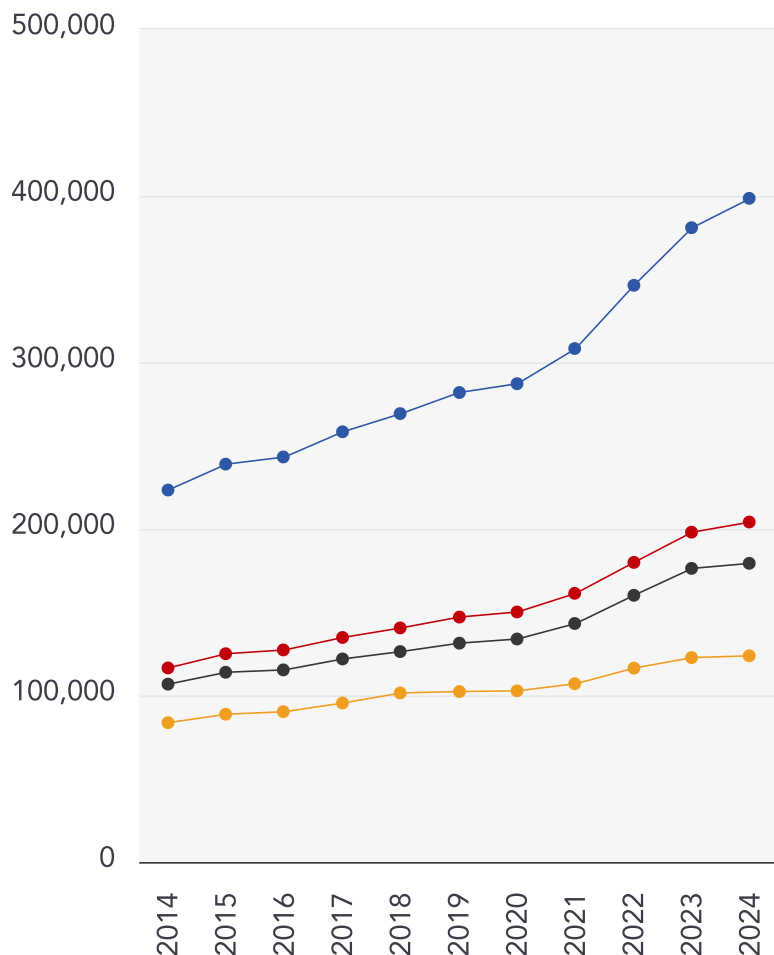
Local Connections

Pin	Name	Distance
1	Loxdale (Midland Metro Stop)	14.91 miles
2	Bilston Central (Midland Metro Stop)	14.68 miles
3	The Crescent (Midland Metro Stop)	14.65 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

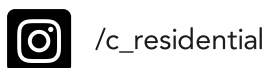
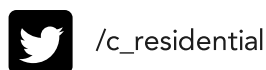


Exceptional service once again
Thanks to Angie and her team

Testimonial 4



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



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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