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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th April 2024



CHESTERFIELD ROAD, LICHFIELD, WS14

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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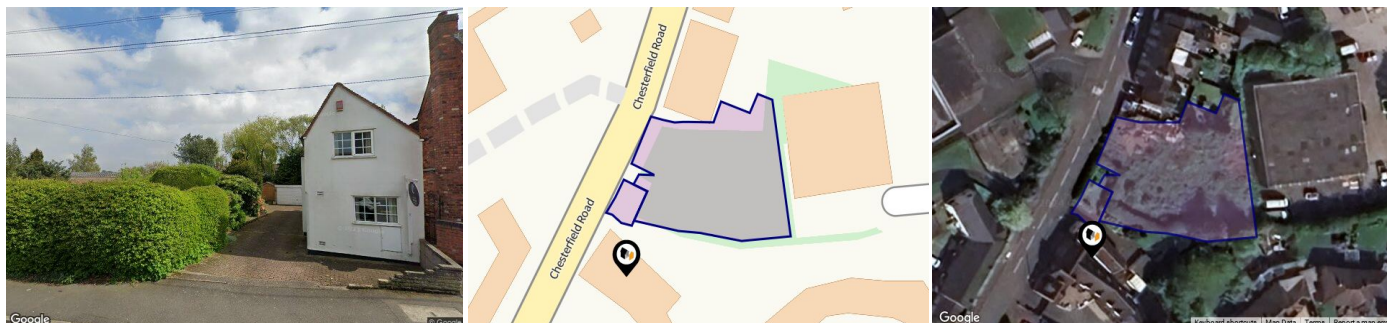
Introduction

Our Comments



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

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.27 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	SF174944		
UPRN:	100031695761		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

26 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Chesterfield Road, WS14

Energy rating

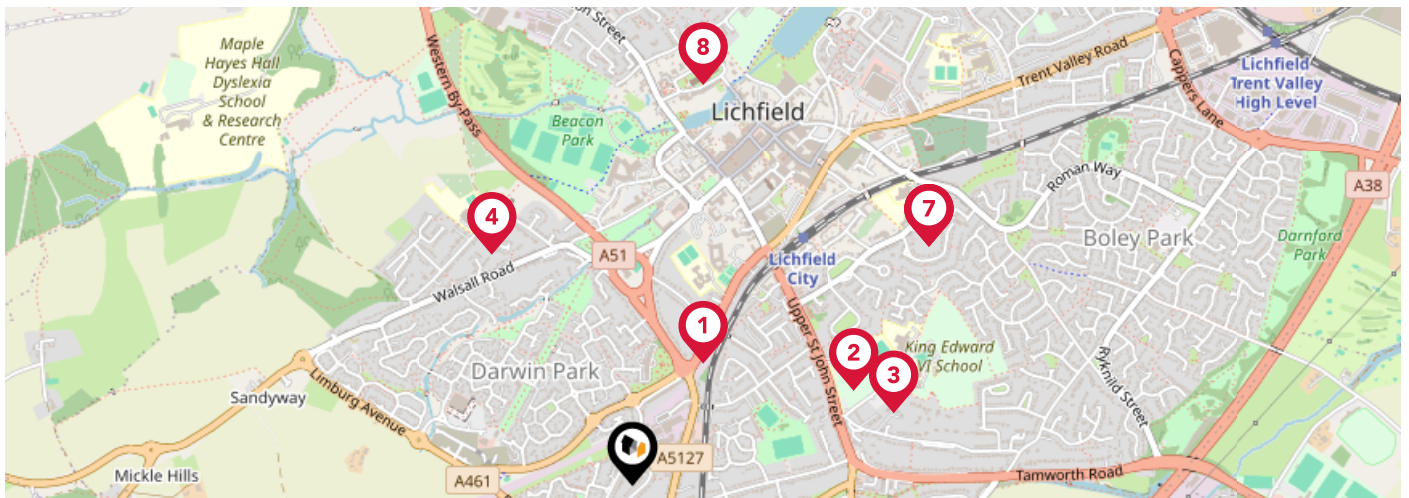
E









Valid until 04.11.2028

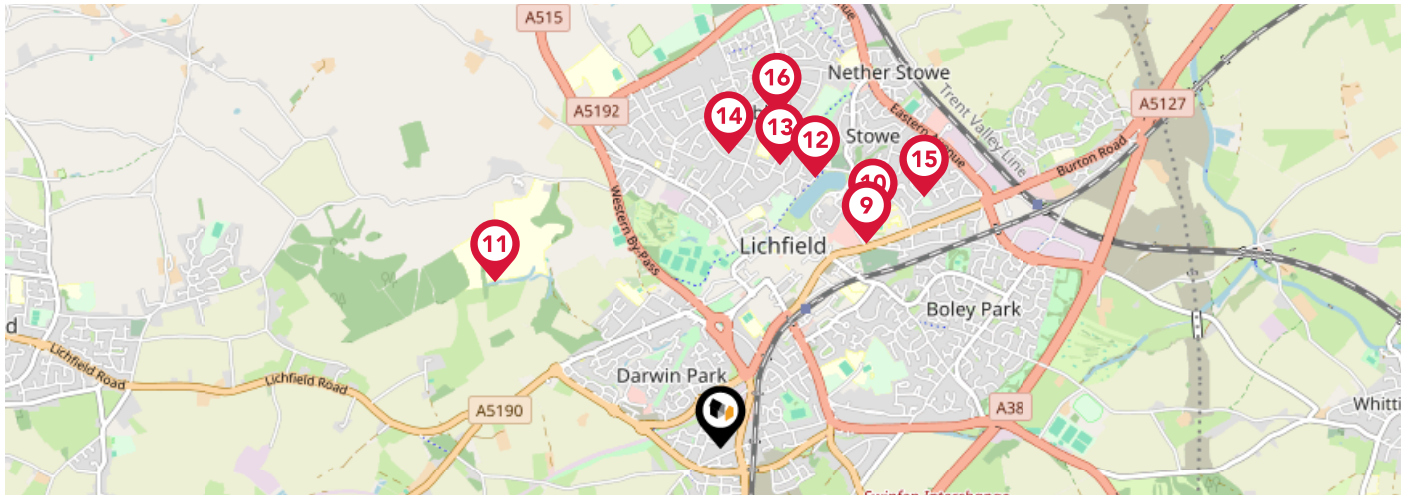
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		









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 installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

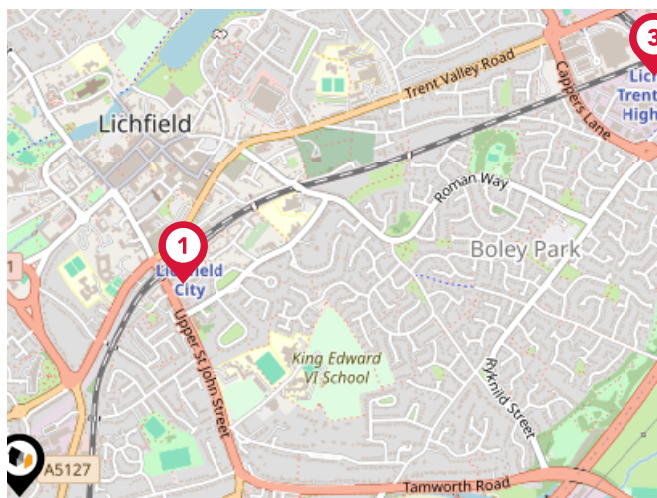


		Nursery	Primary	Secondary	College	Private
	Queen's Croft High School Ofsted Rating: Good Pupils: 236 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI School Ofsted Rating: Good Pupils: 1425 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saxon Hill Academy Ofsted Rating: Good Pupils: 104 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church CofE (C) Primary School Ofsted Rating: Good Pupils: 421 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Five Spires Academy Ofsted Rating: Good Pupils: 146 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's CofE (C) Primary School Ofsted Rating: Good Pupils: 415 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lichfield Cathedral School Ofsted Rating: Not Rated Pupils: 520 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





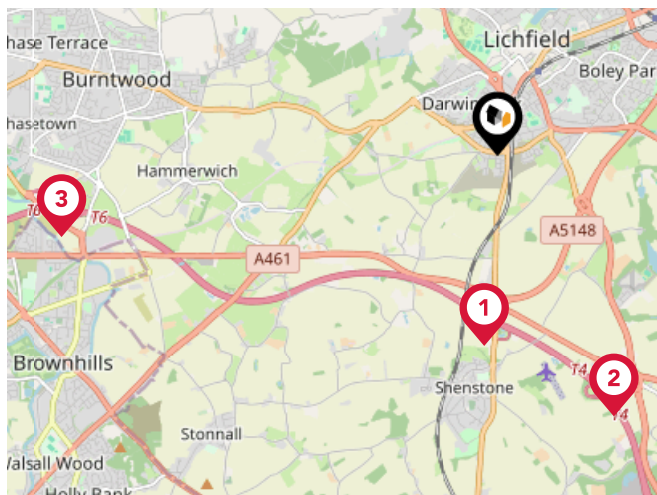
	Nursery	Primary	Secondary	College	Private
 St Chad's CofE (VC) Primary School Ofsted Rating: Good Pupils: 214 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bridge Short Stay School Ofsted Rating: Good Pupils: 37 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Maple Hayes Hall School Ofsted Rating: Outstanding Pupils: 98 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Nether Stowe School Ofsted Rating: Requires Improvement Pupils: 660 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 SS Peter and Paul Catholic Primary School Ofsted Rating: Good Pupils: 123 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chadsmead Primary Academy Ofsted Rating: Good Pupils: 262 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Scotch Orchard Primary School Ofsted Rating: Good Pupils: 187 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Willows Primary School Ofsted Rating: Outstanding Pupils: 386 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








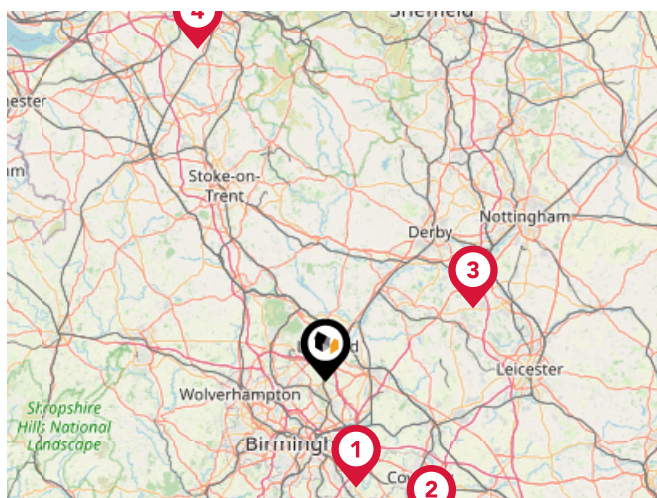
National Rail Stations

Pin	Name	Distance
	Lichfield City Rail Station	0.61 miles
	Lichfield Trent Valley High Level Rail Station	1.71 miles
	Lichfield Trent Valley Rail Station	1.71 miles



Trunk Roads/Motorways

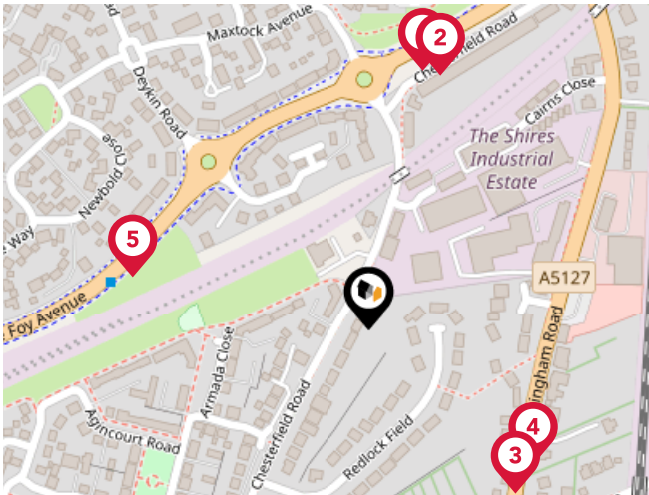
Pin	Name	Distance
	M6 TOLL T5	1.71 miles
	M6 TOLL T4	2.57 miles
	M6 TOLL T6	3.98 miles
	M6 TOLL T3	7.9 miles
	M6 J7	9.25 miles



Airports/Helipads

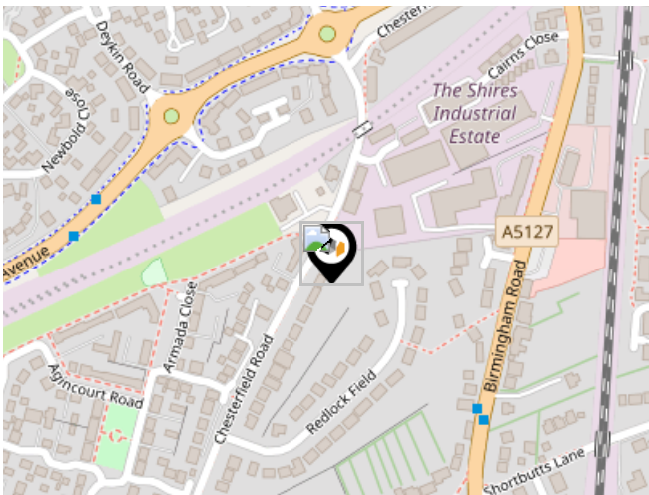
Pin	Name	Distance
	Birmingham International Airport	15.83 miles
	Coventry Airport	25.98 miles
	East Midlands Airport	23.64 miles
	Manchester Airport	50.96 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maxtock Avenue	0.15 miles
2	Maxtock Avenue	0.15 miles
3	Shortbutts Lane	0.12 miles
4	Shortbutts Lane	0.12 miles
5	Deykin Road	0.14 miles



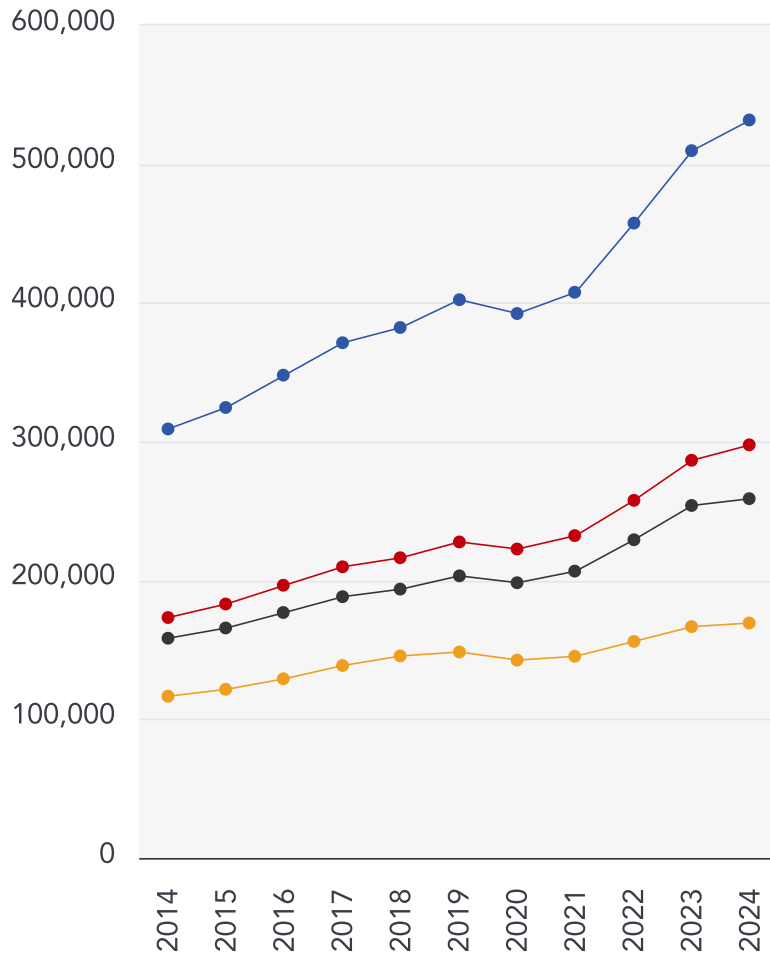
Local Connections

Pin	Name	Distance
1	Soho Benson Road (Midland Metro Stop)	12.86 miles
2	Winson Green Outer Circle (Midland Metro Stop)	12.85 miles
3	Handsworth Booth Street (Midland Metro Stop)	12.84 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in WS14



Detached

+72%

Semi-Detached

+71.82%

Terraced

+63.49%

Flat

+45.26%



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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