

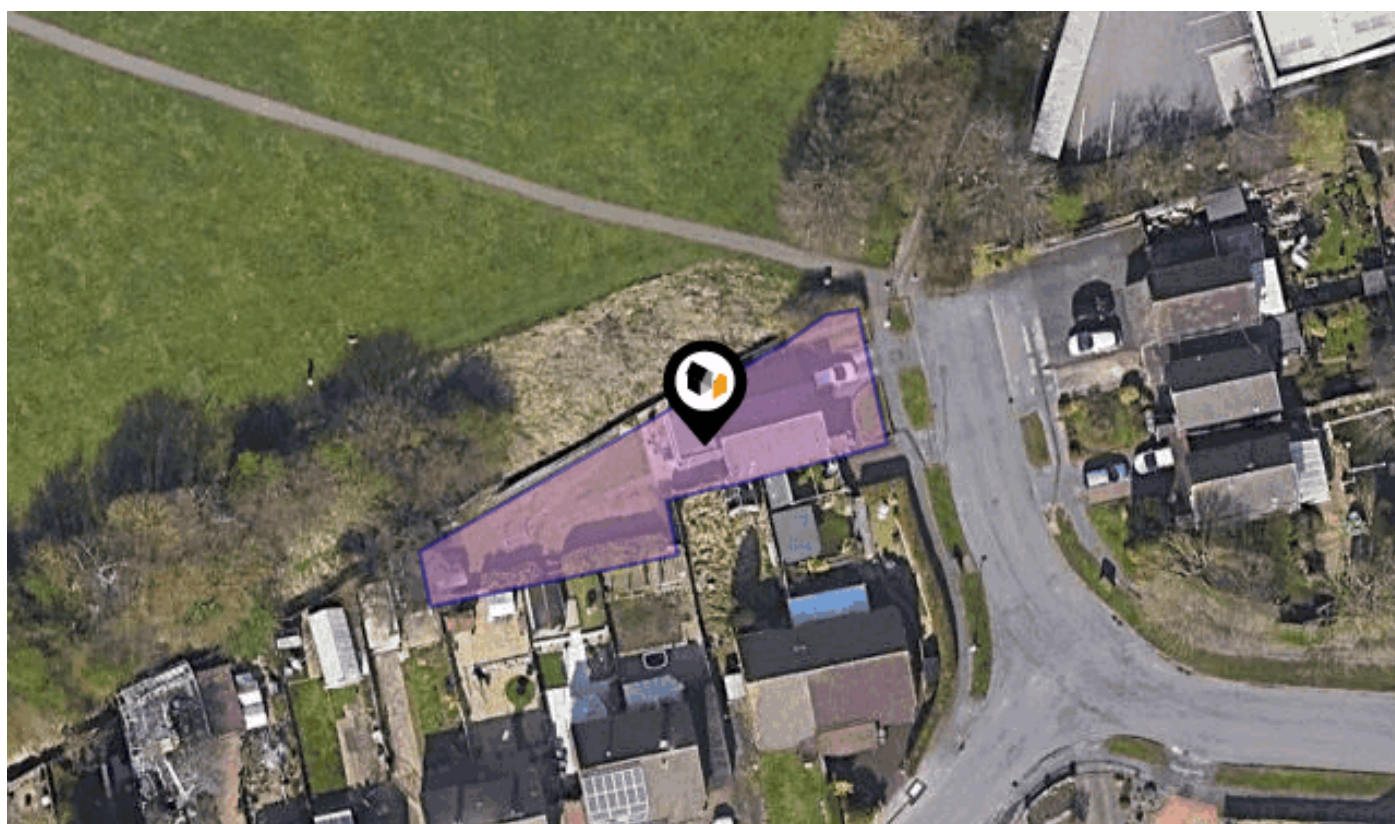


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th February 2024



SHERBOURNE AVENUE, CANNOCK, WS12

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£110
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,546		
Title Number:	SF581535		
UPRN:	200003095171		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

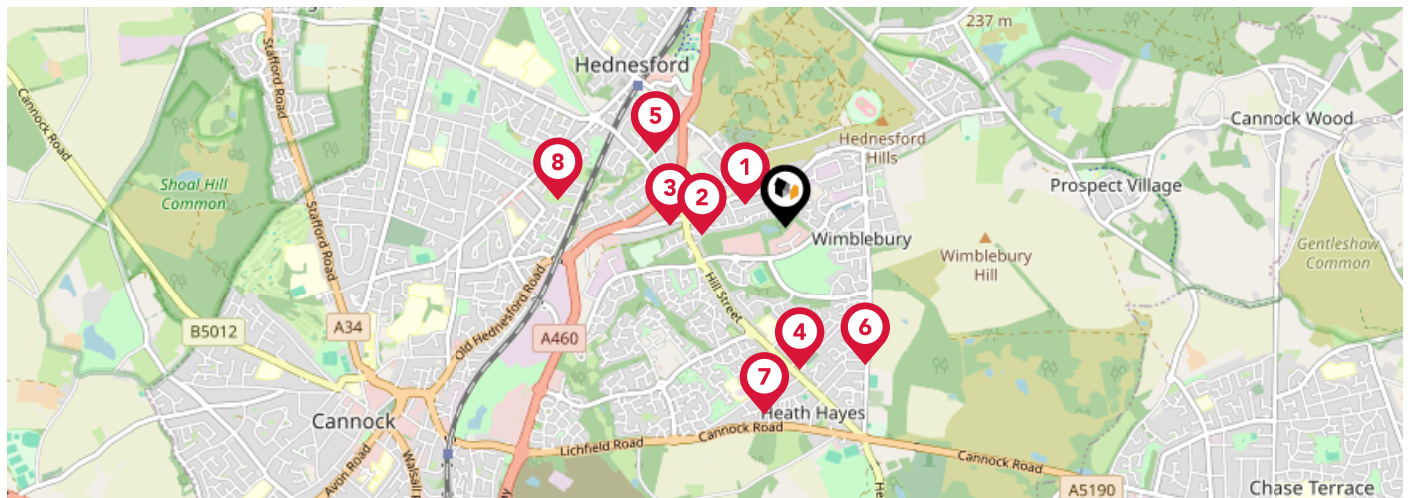
15 mb/s	80 mb/s	2000 mb/s









Mobile Coverage: (based on calls indoors)

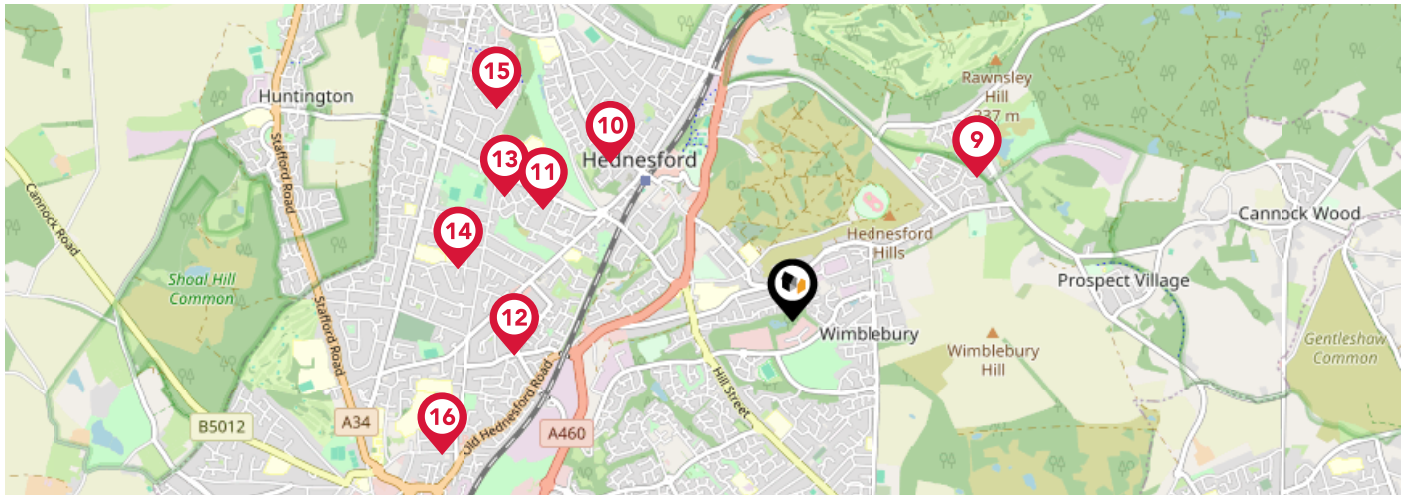










Satellite/Fibre TV Availability:





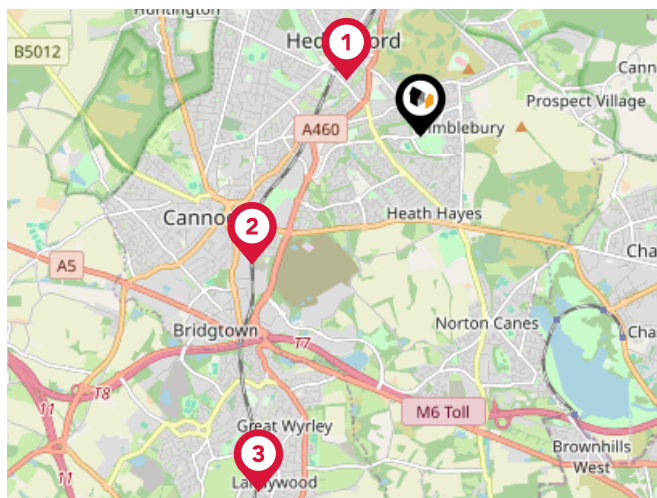
		Nursery	Primary	Secondary	College	Private
	St Peter's CofE Primary Academy Ofsted Rating: Good Pupils: 403 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsmead School Ofsted Rating: Good Pupils: 1122 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Five Ways Primary School Ofsted Rating: Good Pupils: 633 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hednesford Nursery School Ofsted Rating: Good Pupils: 17 Distance:0.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heath Hayes Primary Academy Ofsted Rating: Good Pupils: 193 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorsemoor Primary School Ofsted Rating: Good Pupils: 501 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chadsmoor Community Infants and Nursery School Ofsted Rating: Requires Improvement Pupils: 175 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hazel Slade Primary Academy Ofsted Rating: Good Pupils: 157 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Hill Primary School Ofsted Rating: Good Pupils: 367 Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hednesford Valley High School Ofsted Rating: Good Pupils: 179 Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chadsmoor CofE (VC) Junior School Ofsted Rating: Good Pupils: 231 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Staffordshire University Academy Ofsted Rating: Requires Improvement Pupils: 586 Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Good Pupils: 172 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Poppyfield Primary Academy Ofsted Rating: Not Rated Pupils: 24 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannock Chase High School Ofsted Rating: Good Pupils: 871 Distance: 1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

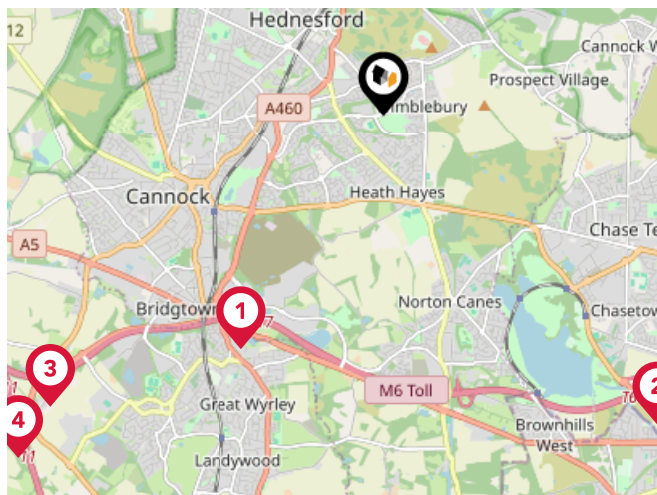
Area

Transport (National)



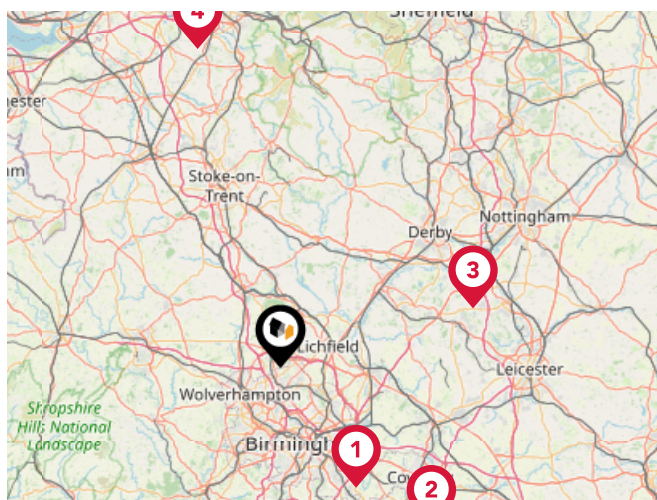
National Rail Stations

Pin	Name	Distance
1	Hednesford Rail Station	0.83 miles
2	Cannock Rail Station	1.9 miles
3	Landywood Rail Station	3.52 miles



Trunk Roads/Motorways

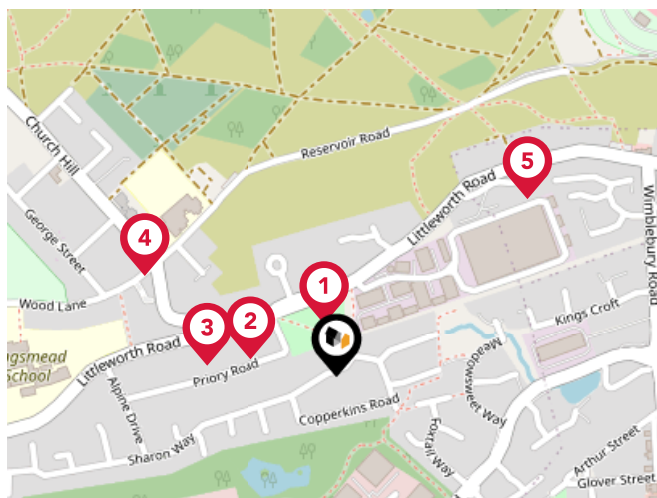
Pin	Name	Distance
1	M6 TOLL T7	2.46 miles
2	M6 TOLL T6	3.71 miles
3	M6 TOLL T8	3.98 miles
4	M6 J11	4.5 miles
5	M54 J1	5.37 miles



Airports/Helipads

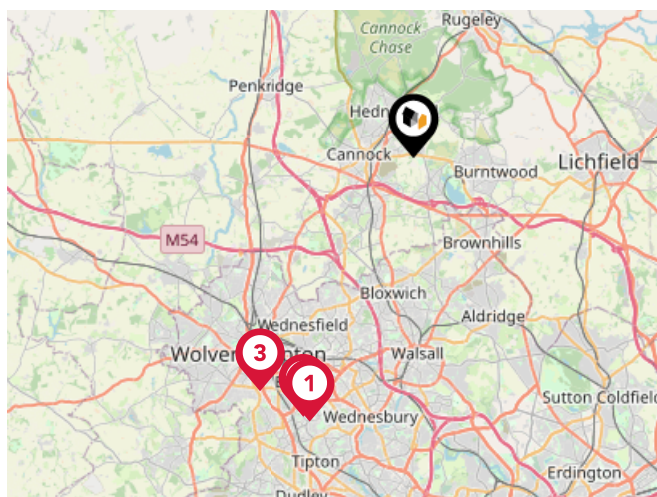
Pin	Name	Distance
1	Birmingham International Airport	20.33 miles
2	Coventry Airport	31.62 miles
3	East Midlands Airport	28.78 miles
4	Manchester Airport	47.07 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hewston Croft	0.06 miles
2	Littleworth Hill	0.1 miles
3	Littleworth Hill	0.15 miles
4	St Peters School	0.24 miles
5	Albert Davie Drive	0.29 miles



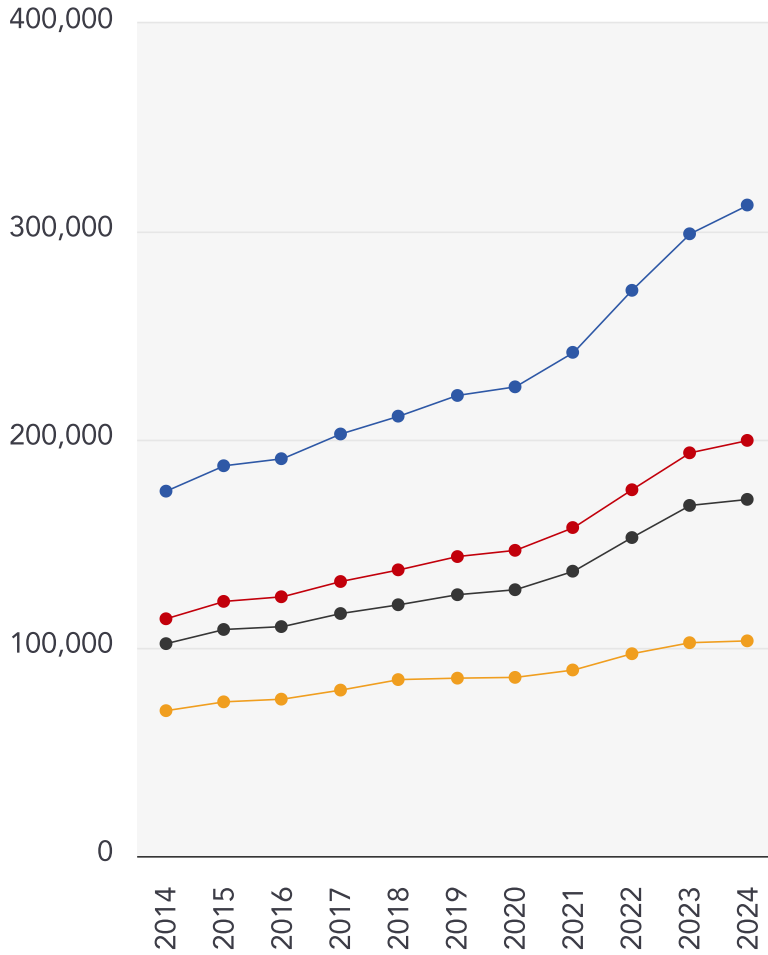
Local Connections

Pin	Name	Distance
1	Bilston Central (Midland Metro Stop)	10.18 miles
2	The Crescent (Midland Metro Stop)	10.14 miles
3	The Royal (Midland Metro Stop)	10.05 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in WS12



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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