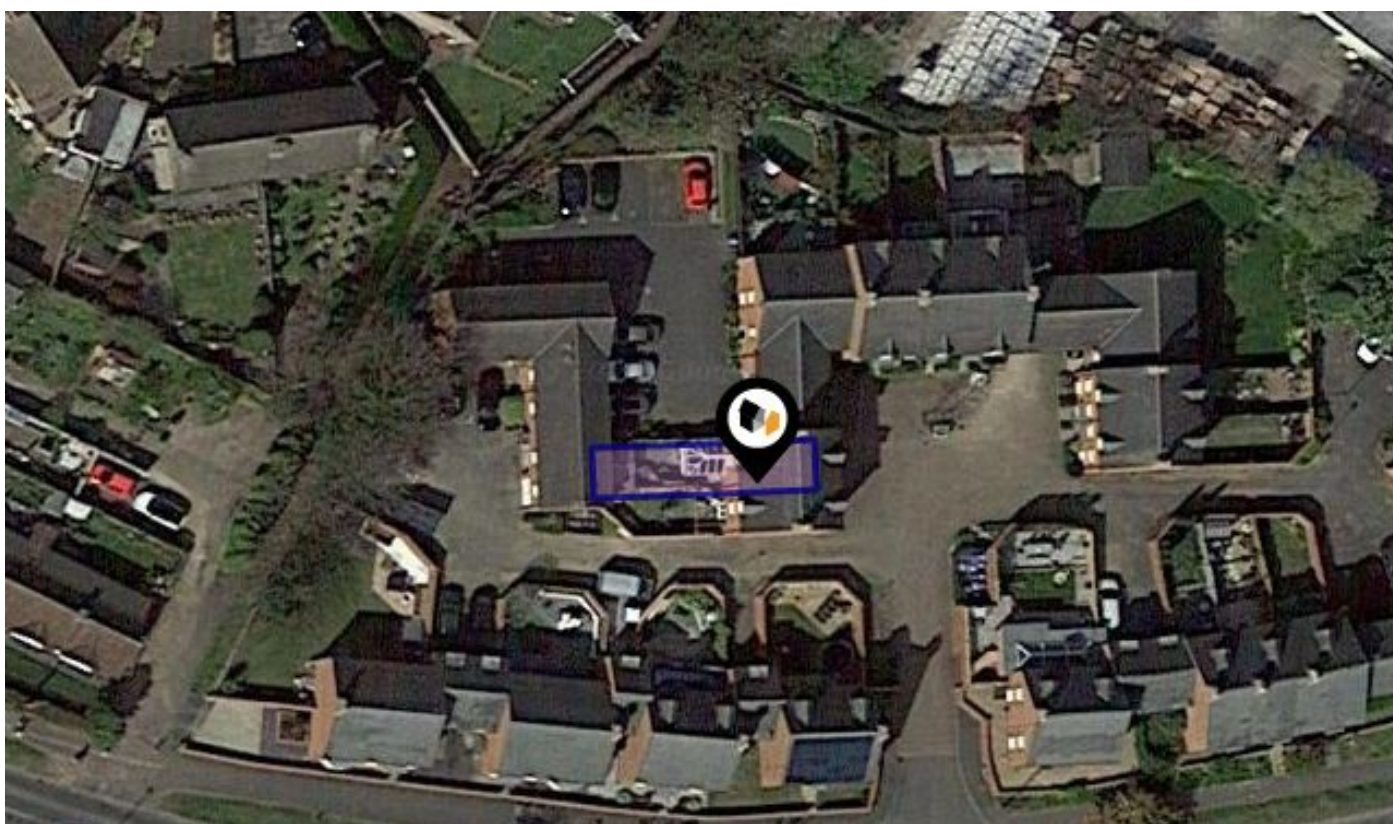




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th February 2024



SIMPSON CLOSE, ARMITAGE, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

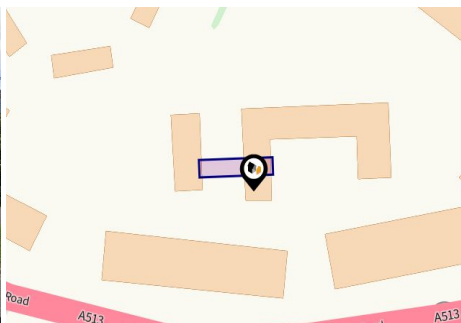
01889 583377

james@cresidential.co.uk

www.cresidential.co.uk



Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£188
Bedrooms:	2	Tenure:	Freehold
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,533		
Title Number:	SF531820		
UPRN:	10013846667		

Local Area

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



RUGELEY, WS15

Energy rating

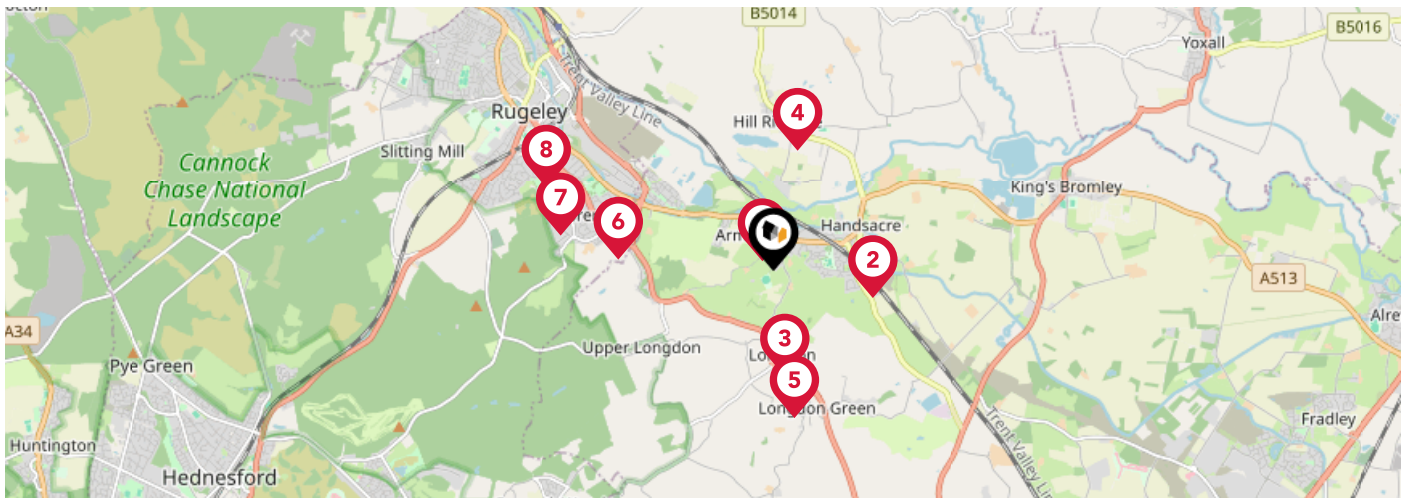
C









Valid until 17.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

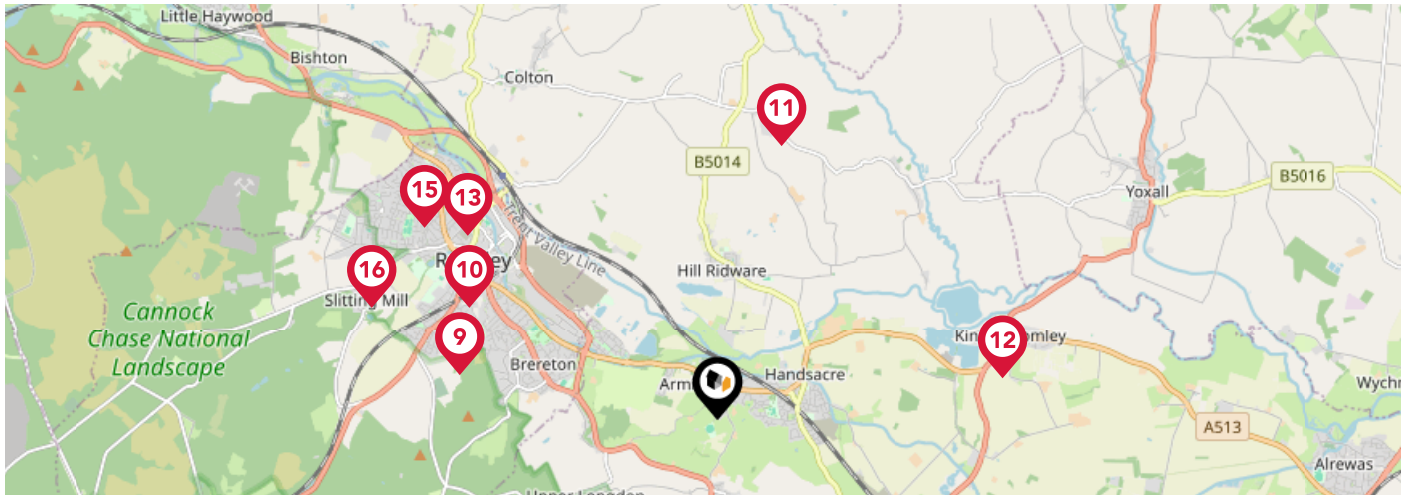
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²



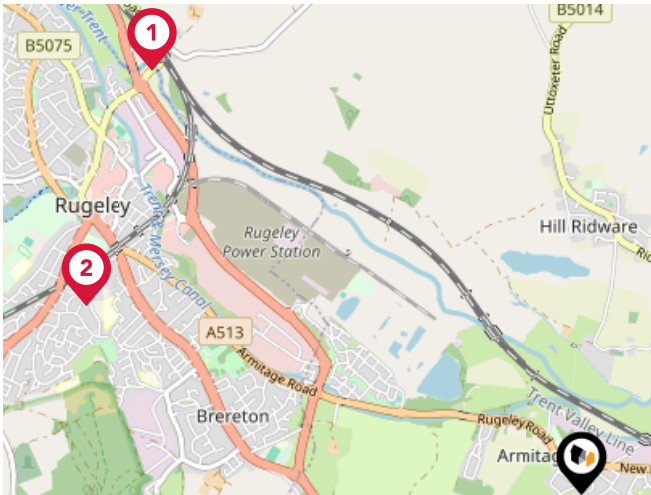
		Nursery	Primary	Secondary	College	Private
	The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayes Meadow Primary School Ofsted Rating: Good Pupils: 176 Distance:0.92	<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:0.96	<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:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longdon Hall School Ofsted Rating: Outstanding Pupils: 68 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:1.39	<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:1.94	<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: 202 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



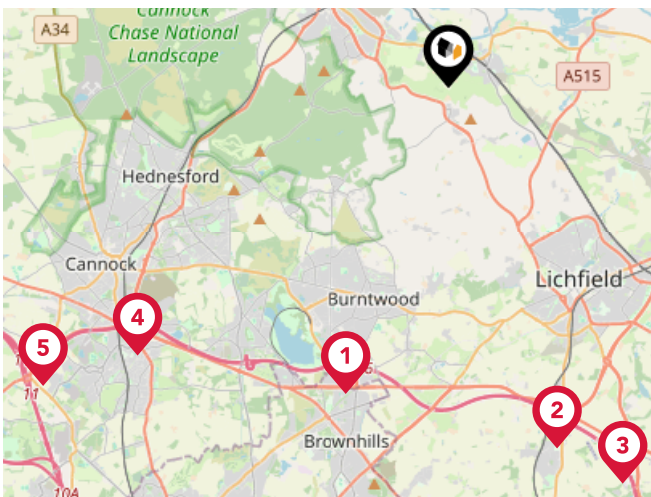
		Nursery	Primary	Secondary	College	Private
	Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churchfield CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rugeley School Ofsted Rating: Good Pupils: 49 Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Richard Crosse CofE Primary School Ofsted Rating: Outstanding Pupils: 112 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gentleshaw Primary Academy Ofsted Rating: Good Pupils: 160 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Hills Primary School Ofsted Rating: Inadequate Pupils:0 Distance:3.14	<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:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



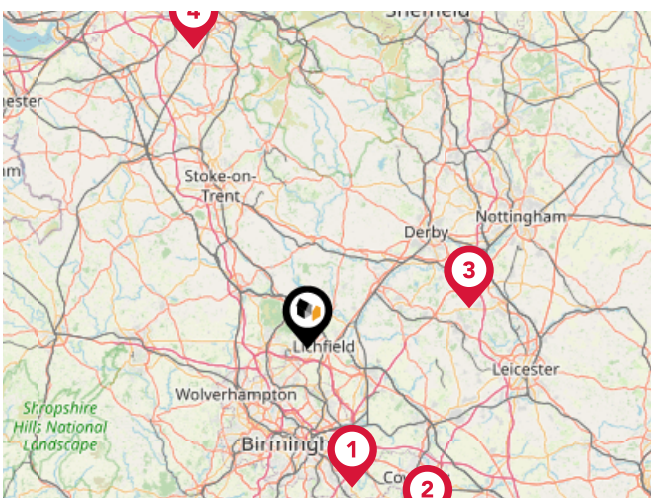
National Rail Stations

Pin	Name	Distance
1	Rugeley Trent Valley Rail Station	2.71 miles
2	Rugeley Town Rail Station	2.38 miles
3	Lichfield City Rail Station	4.93 miles



Trunk Roads/Motorways

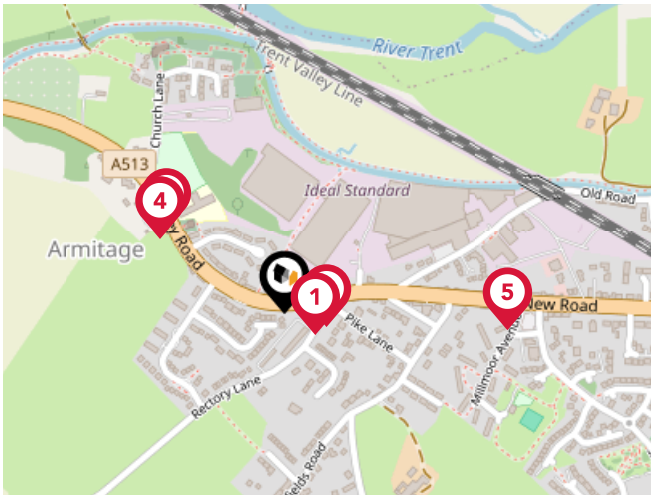
Pin	Name	Distance
1	M6 TOLL T6	5.79 miles
2	M6 TOLL T5	6.77 miles
3	M6 TOLL T4	7.78 miles
4	M6 TOLL T7	7.36 miles
5	M6 TOLL T8	9.03 miles



Airports/Helipads

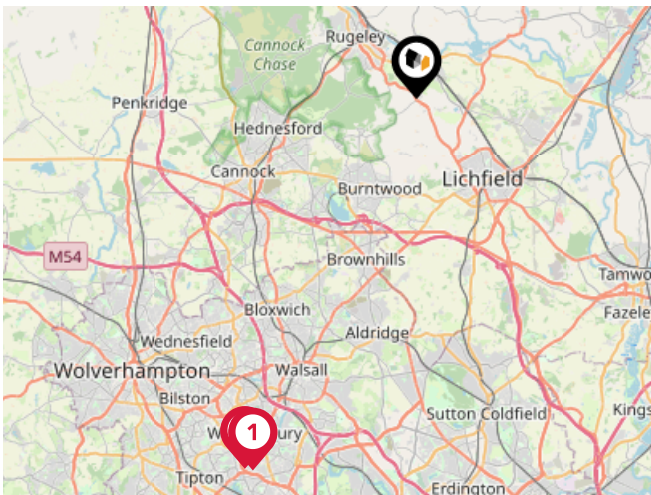
Pin	Name	Distance
1	Birmingham International Airport	20.99 miles
2	Coventry Airport	31.08 miles
3	East Midlands Airport	23.9 miles
4	Manchester Airport	45.77 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rectory Lane	0.04 miles
2	Rectory Lane	0.05 miles
3	The Croft Primary School	0.16 miles
4	The Croft Primary School	0.16 miles
5	Shropshire Brook Road	0.25 miles



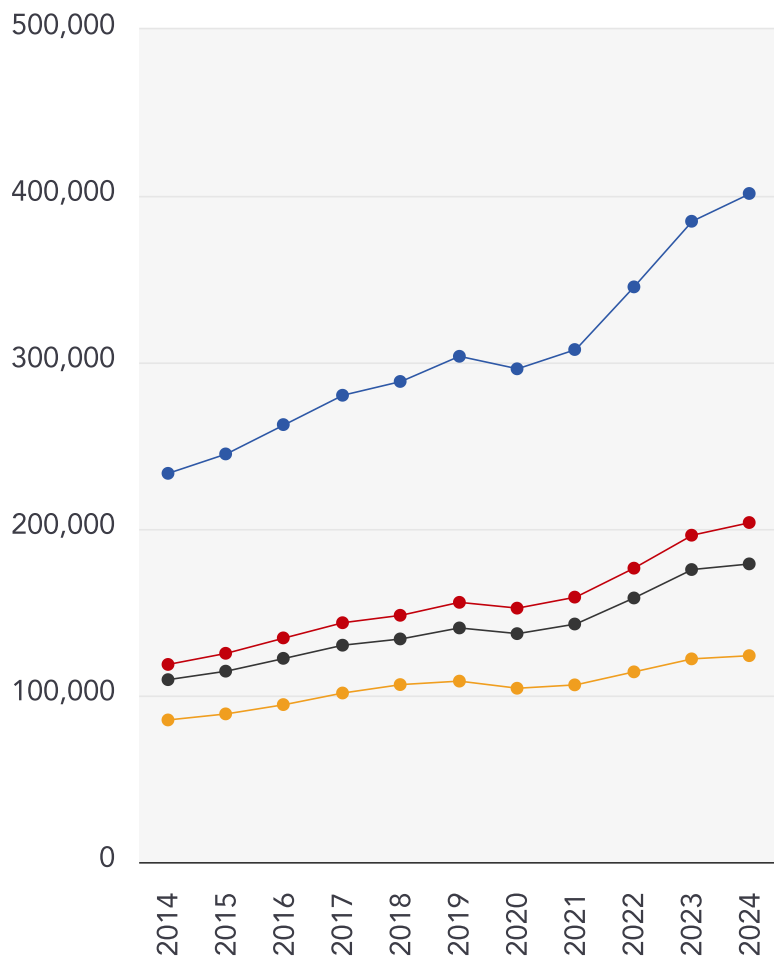
Local Connections

Pin	Name	Distance
1	Wednesbury Great Western Street (Metro Stop)	14.63 miles
2	Wednesbury Parkway (Midland Metro Stop)	14.68 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in WS15



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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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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