

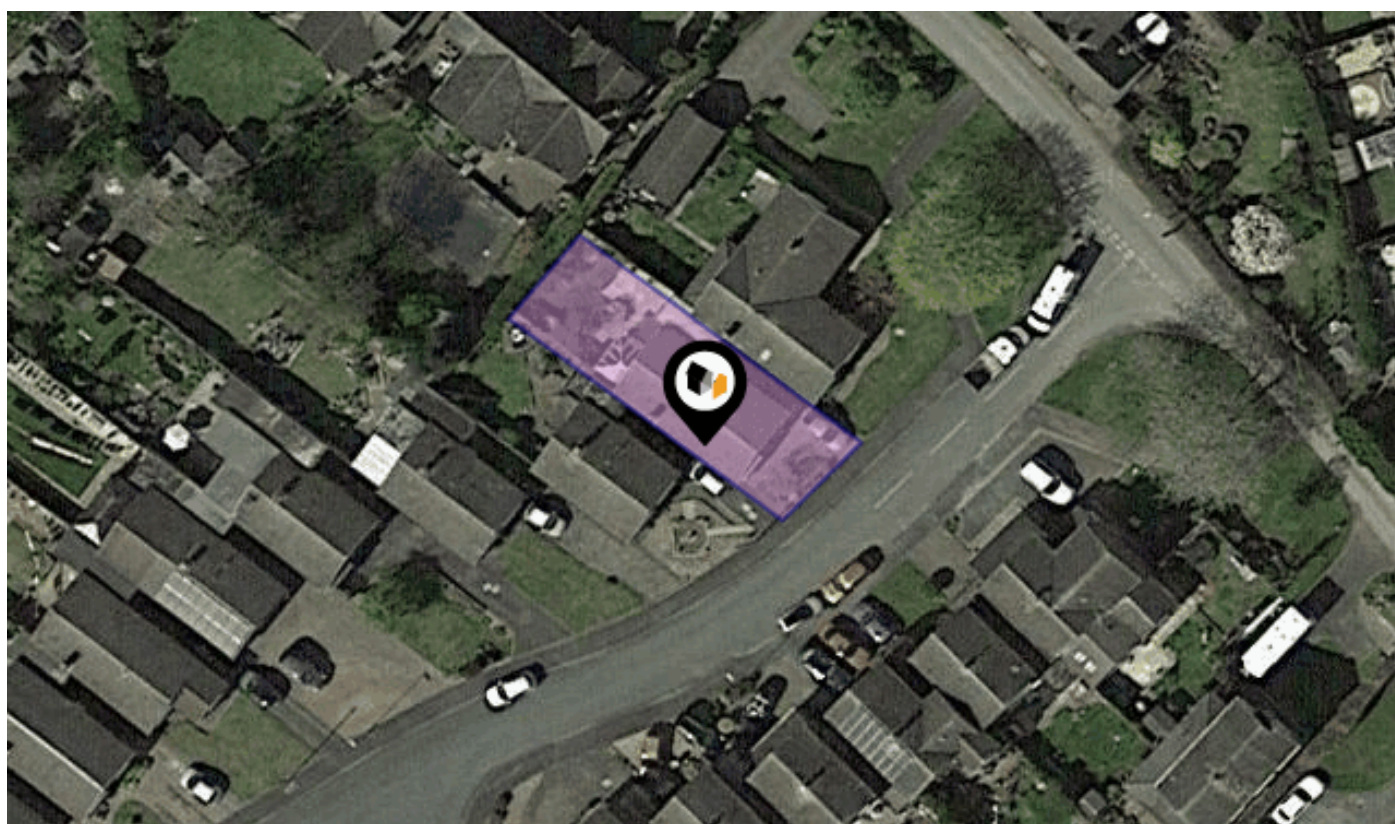


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th February 2024



HIGHFIELD ROAD, HIXON, STAFFORD, ST18

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

01889 583377

james@cresidential.co.uk

www.cresidential.co.uk



Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£295
Bedrooms:	2	Tenure:	Freehold
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,708		
Title Number:	SF118773		
UPRN:	100031769807		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	44 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Highfield Road, Hixon, ST18

Energy rating

D

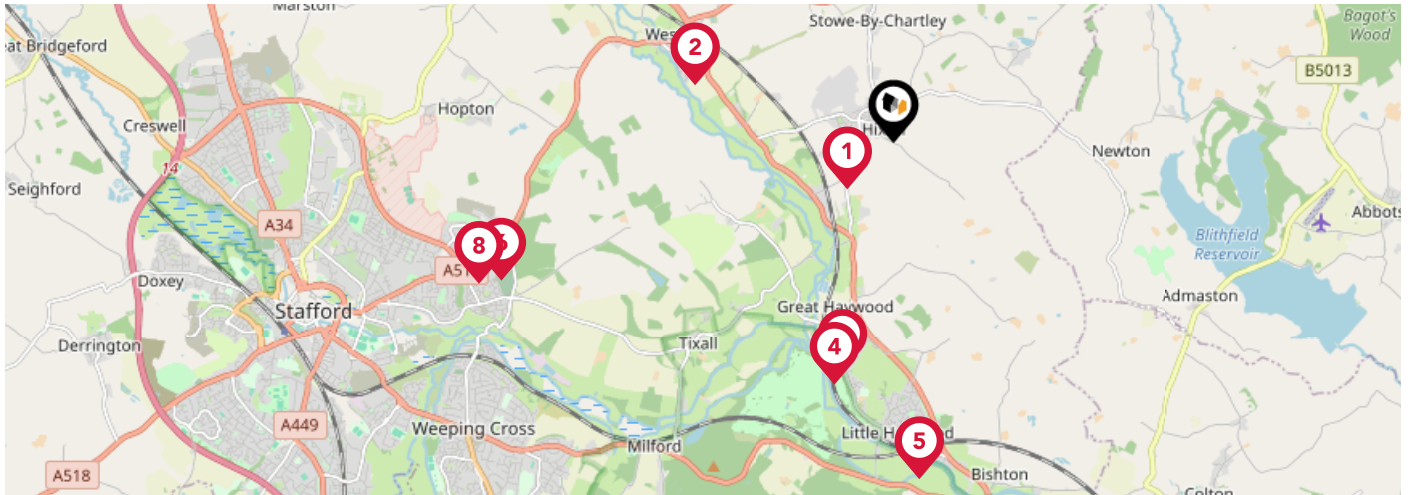
Valid until 02.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data









Property Type:	Bungalow
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m ²

Area Schools

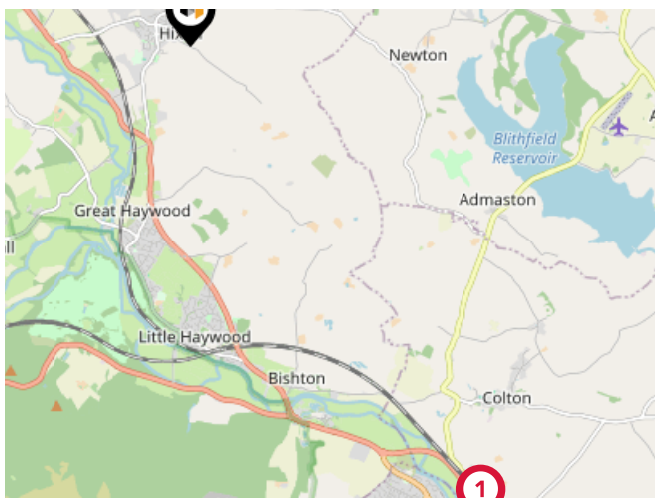


		Nursery	Primary	Secondary	College	Private
1	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 137 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 185 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 61 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Anson CofE Primary School Ofsted Rating: Outstanding Pupils: 105 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Colwich CofE Primary School Ofsted Rating: Outstanding Pupils: 171 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Weston Road Academy Ofsted Rating: Good Pupils: 992 Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Green Lea First School Ofsted Rating: Good Pupils: 65 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Veritas Primary Academy Ofsted Rating: Good Pupils: 351 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



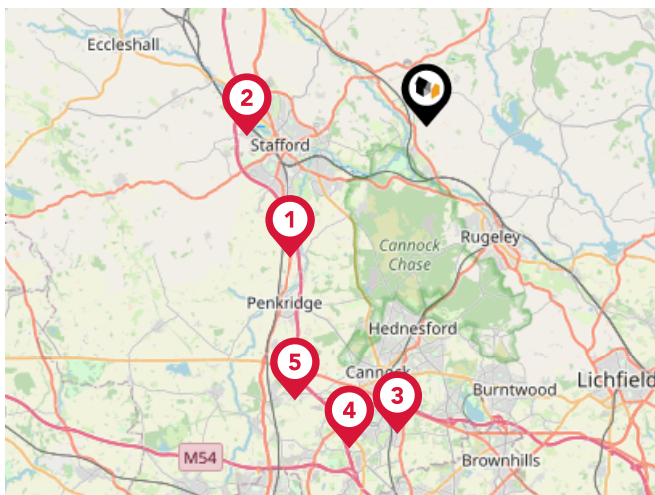
		Nursery	Primary	Secondary	College	Private
 Talbot First School Ofsted Rating: Requires Improvement Pupils: 38 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Leasowes Primary School Ofsted Rating: Outstanding Pupils: 427 Distance:4.39	<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:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 St John's CofE Primary Academy Ofsted Rating: Good Pupils: 410 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Berkswich CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Walton High School Ofsted Rating: Good Pupils: 1316 Distance:4.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 St Anne's Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Etching Hill CofE Primary Academy Ofsted Rating: Good Pupils: 376 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Area Transport (National)



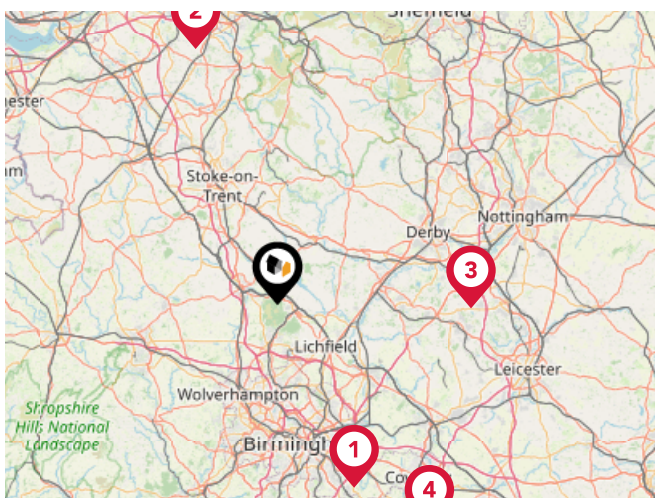
National Rail Stations

Pin	Name	Distance
1	Rugeley Trent Valley Rail Station	5.03 miles
2	Rugeley Town Rail Station	5.84 miles
3	Stafford Rail Station	5.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J13	6.77 miles
2	M6 J14	6.42 miles
3	M6 TOLL T7	11.08 miles
4	M6 TOLL T8	11.88 miles
5	M6 J12	10.88 miles

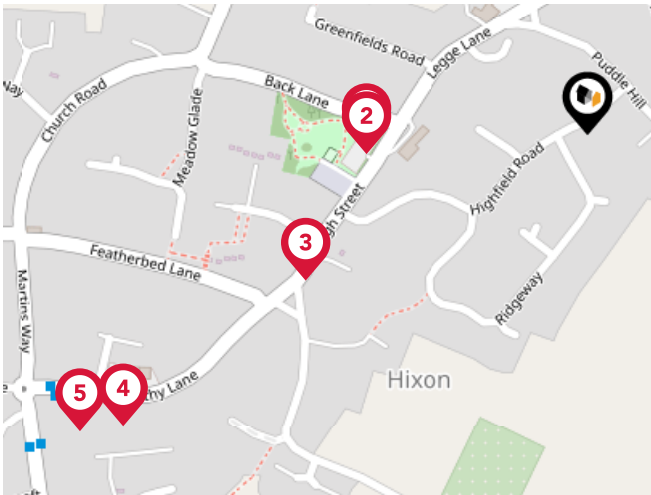


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	28.4 miles
2	Manchester Airport	38.42 miles
3	East Midlands Airport	27.67 miles
4	Coventry Airport	38.76 miles

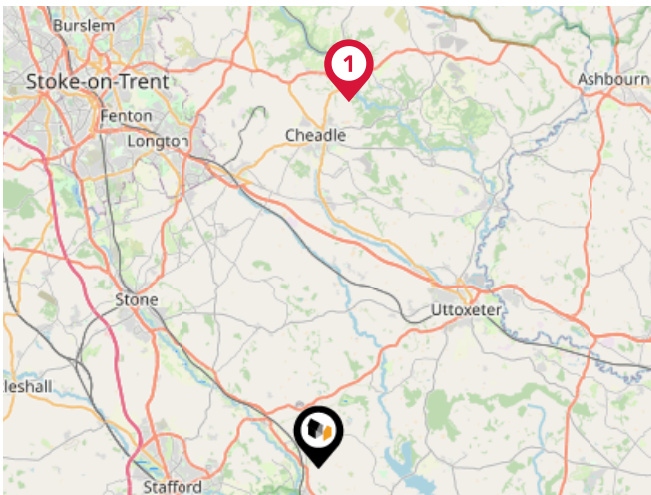
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Legge Lane	0.12 miles
2	Legge Lane	0.12 miles
3	Walnut Crest	0.18 miles
4	Post Office	0.31 miles
5	Post Office	0.33 miles



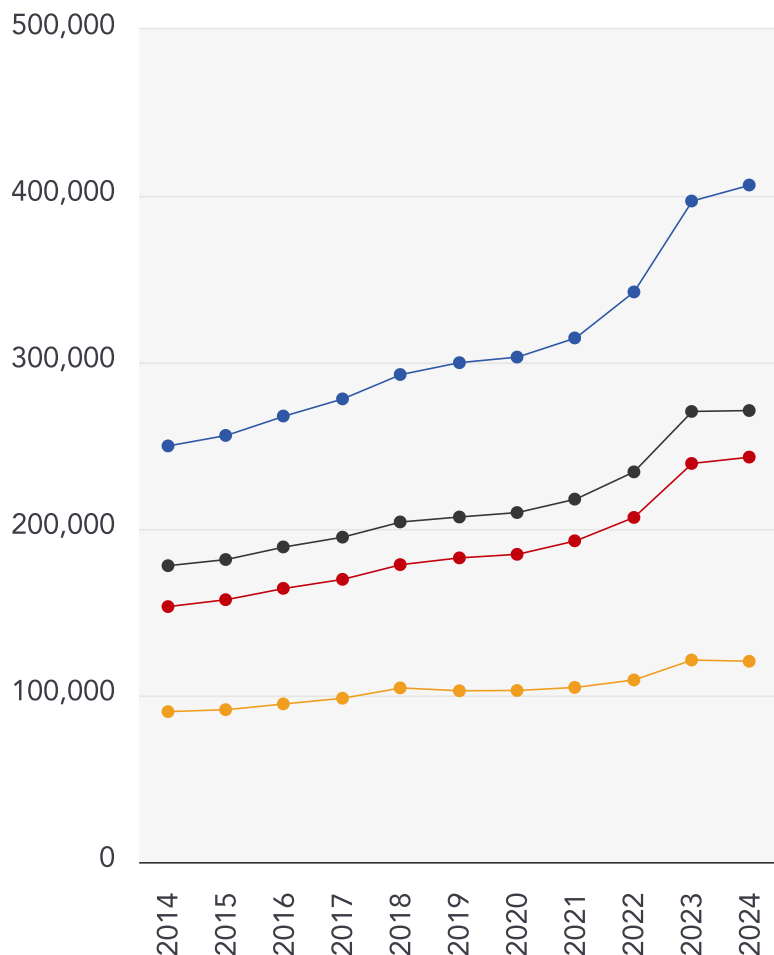
Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	13.17 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in ST18



Detached

+62.7%

Terraced

+52.35%

Semi-Detached

+58.53%

Flat

+33.48%



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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Globe House Upper Brook Street Rugeley
WS15 2DN
01889 583377
james@cresidential.co.uk
www.cresidential.co.uk

