

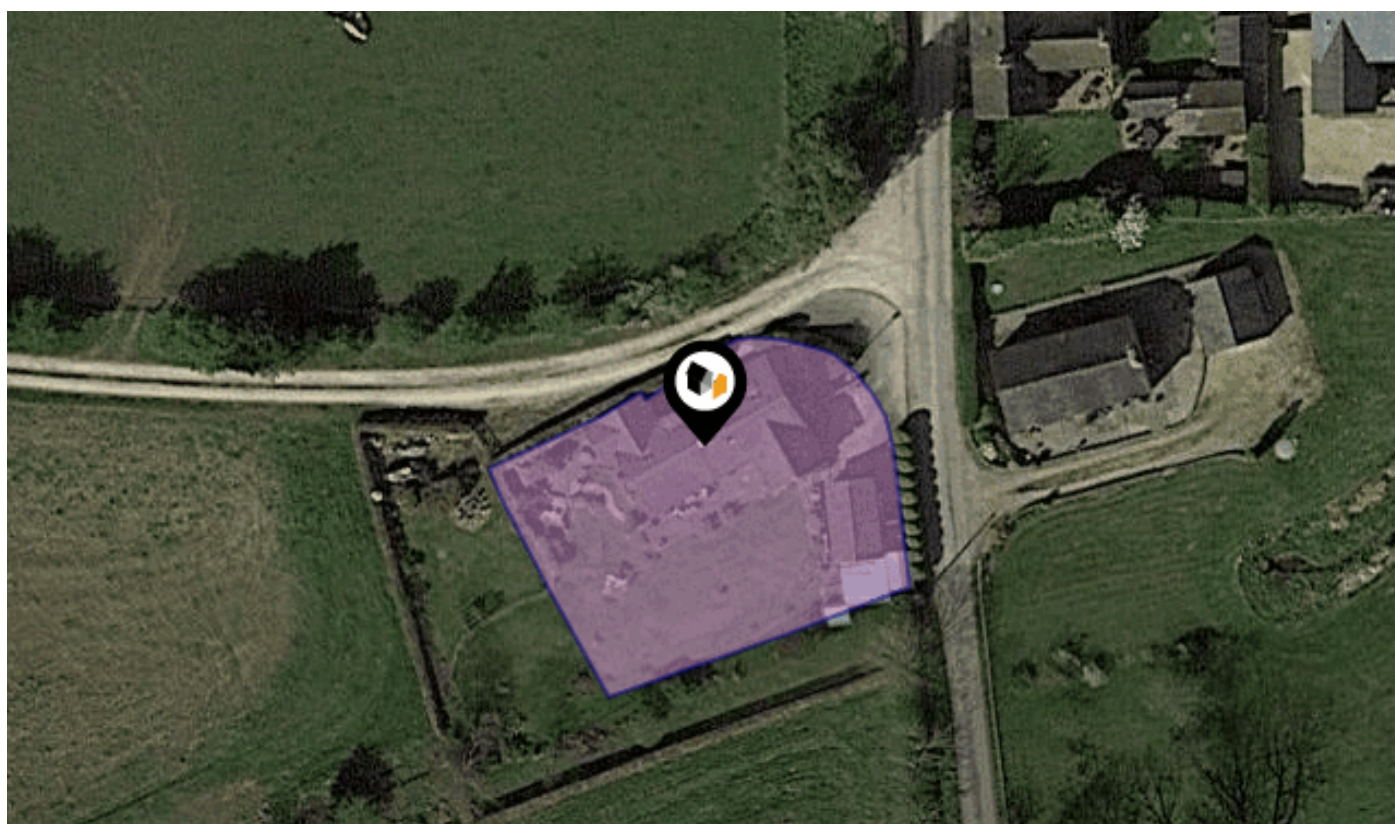


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th March 2024



HORSEY LANE, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

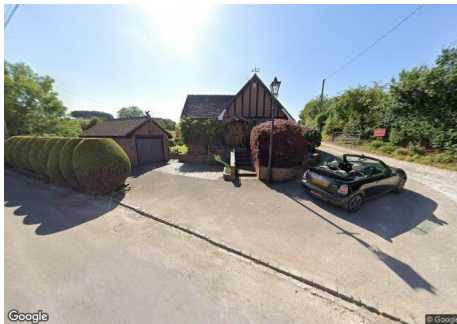
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,474 ft ² / 137 m ²
Plot Area:	0.17 acres
Year Built :	2002
Council Tax :	Band E
Annual Estimate:	£2,410
Title Number:	SF508664
UPRN:	10002775637

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

26 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Horsey Lane, RUGELEY, WS15

Energy rating

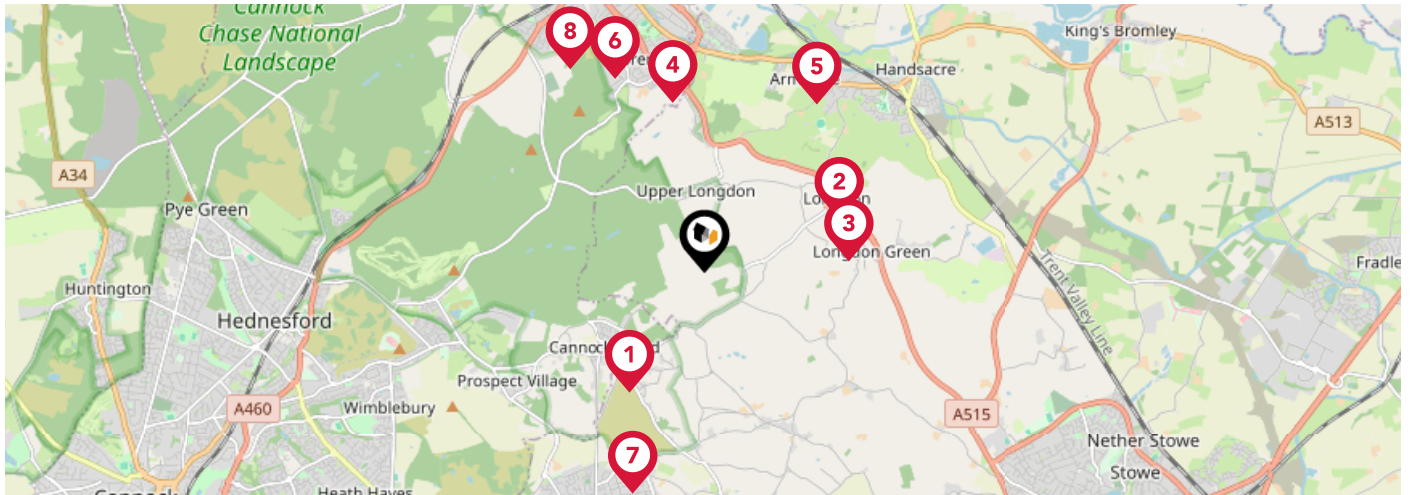
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Valid until 13.11.2033

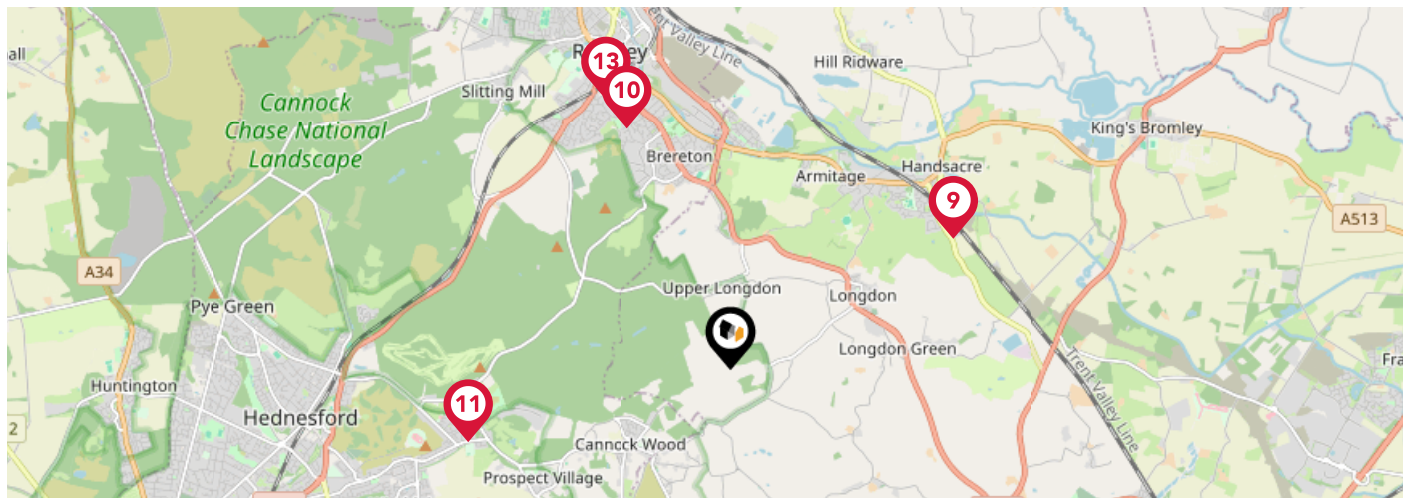
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	30 F	
1-20	G		









Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very poor
Window:	Some double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	137 m ²

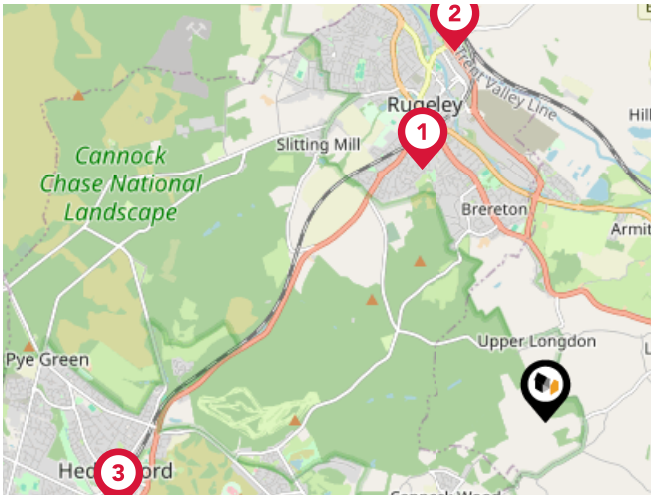


		Nursery	Primary	Secondary	College	Private
1	Gentleshaw Primary Academy Ofsted Rating: Good Pupils: 160 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St James Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longdon Hall School Ofsted Rating: Outstanding Pupils: 68 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Redbrook Hayes Community Primary School Ofsted Rating: Good Pupils: 200 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Boney Hay Primary Academy Ofsted Rating: Good Pupils: 175 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



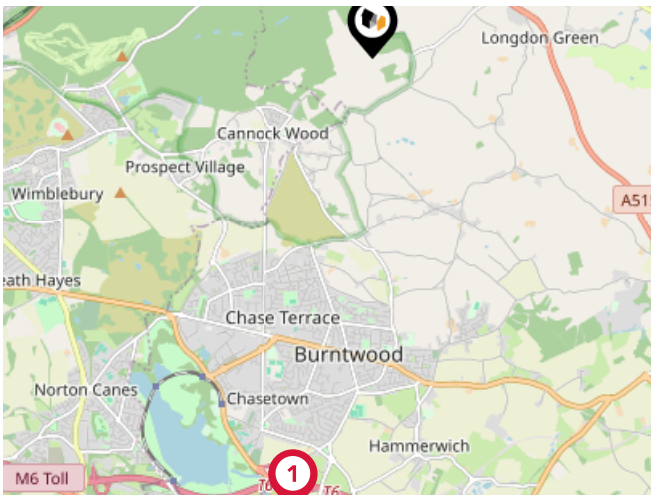
		Nursery	Primary	Secondary	College	Private
	Hayes Meadow Primary School Ofsted Rating: Good Pupils: 176 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazel Slade Primary Academy Ofsted Rating: Good Pupils: 157 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Grove Primary School Ofsted Rating: Good Pupils: 275 Distance:2.6	<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:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chase Terrace Primary School Ofsted Rating: Good Pupils: 300 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulfen Primary School Ofsted Rating: Good Pupils: 402 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfields Primary School Ofsted Rating: Good Pupils: 210 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








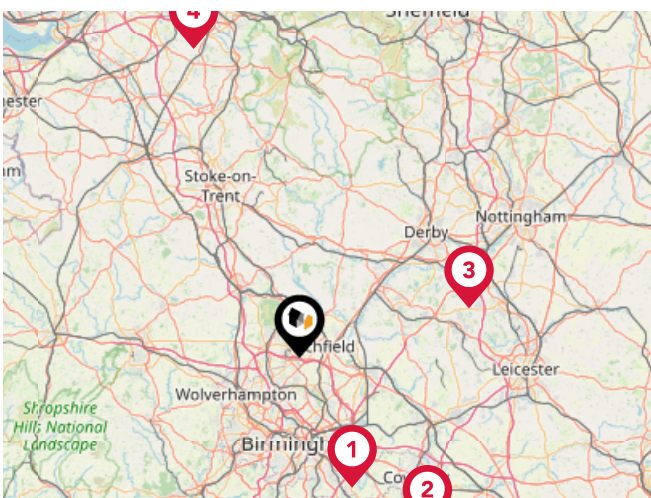
National Rail Stations

Pin	Name	Distance
	Rugeley Town Rail Station	2.53 miles
	Rugeley Trent Valley Rail Station	3.43 miles
	Hednesford Rail Station	3.92 miles



Trunk Roads/Motorways

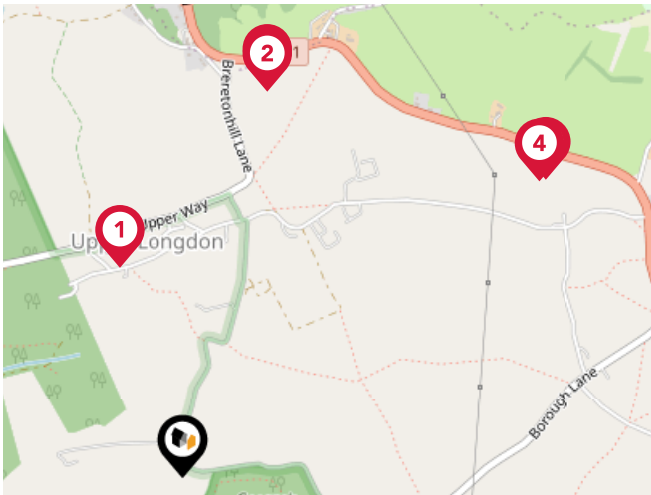
Pin	Name	Distance
	M6 TOLL T6	4.13 miles
	M6 TOLL T5	5.91 miles
	M6 TOLL T7	5.6 miles
	M6 TOLL T4	7.1 miles
	M6 TOLL T8	7.31 miles



Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport	20.03 miles
	Coventry Airport	30.56 miles
	East Midlands Airport	25.36 miles
	Manchester Airport	46.74 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chetwynd Arms PH	0.49 miles
2	Brereton Hill Lane	0.89 miles
3	Brereton Hill Lane	0.9 miles
4	Bradley Lakes	1.04 miles
5	Bradley Lakes	1.06 miles



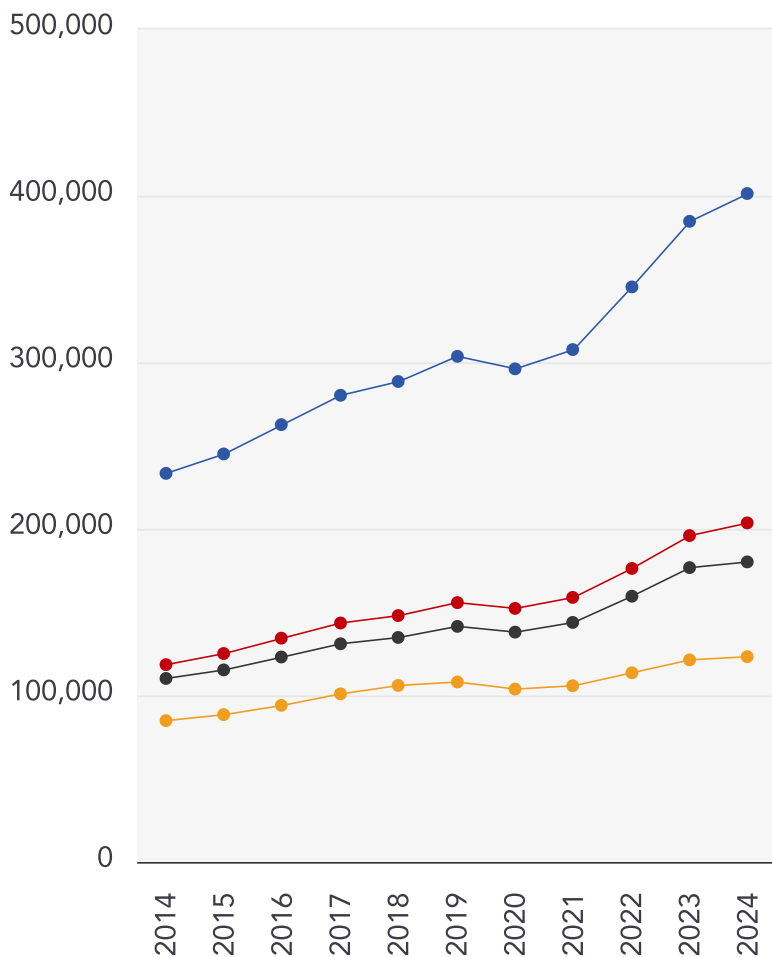
Local Connections

Pin	Name	Distance
1	Wednesbury Great Western Street (Metro Stop)	12.89 miles
2	Wednesbury Parkway (Midland Metro Stop)	12.93 miles
3	Bradley Lane (Midland Metro Stop)	13.03 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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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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