

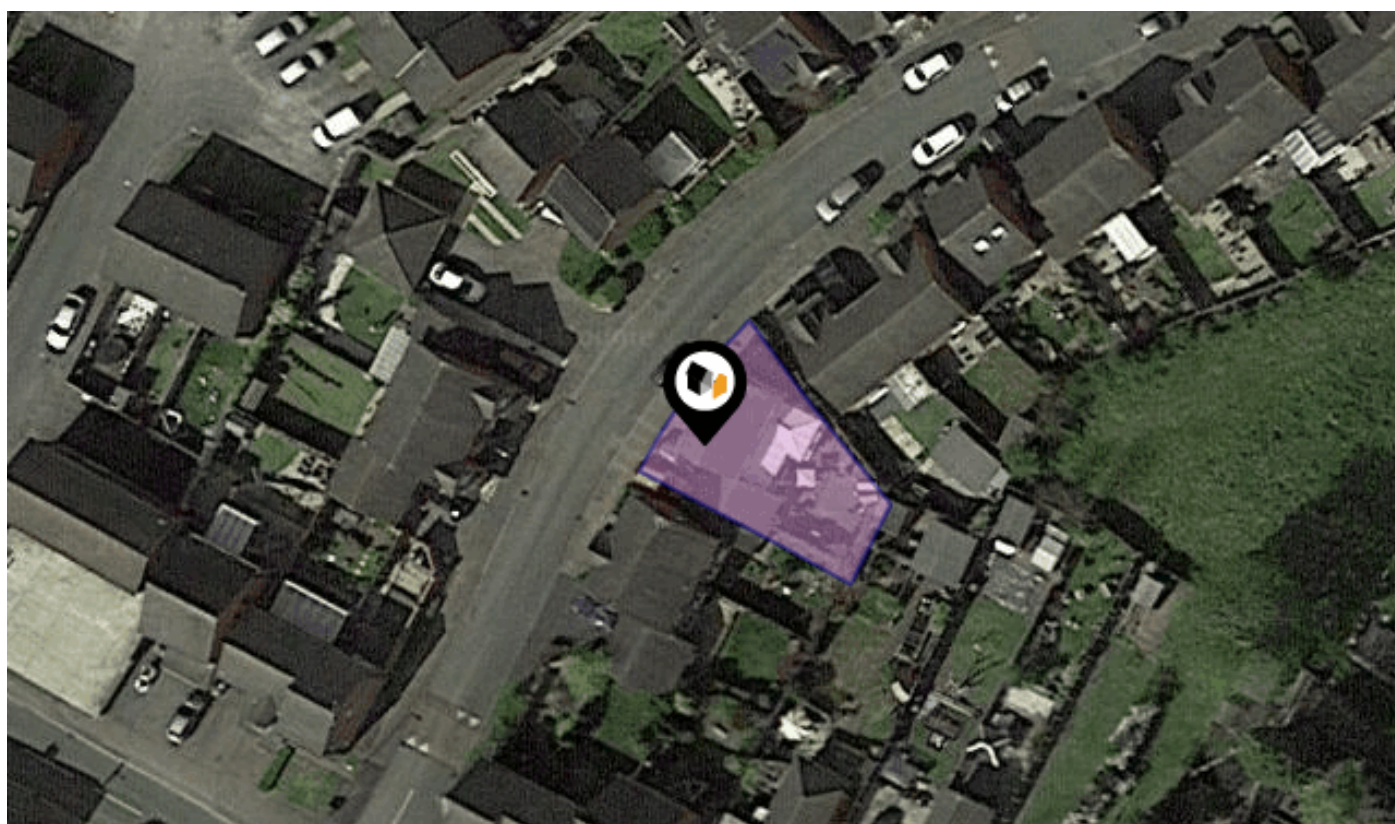


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th April 2024



LOCKSIDE VIEW, BRERETON, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£91
Bedrooms:	3	Tenure:	Freehold
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.05 acres		
Year Built :	1998		
Council Tax :	Band D		
Annual Estimate:	£2,178		
Title Number:	SF395278		
UPRN:	100031644422		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s
		

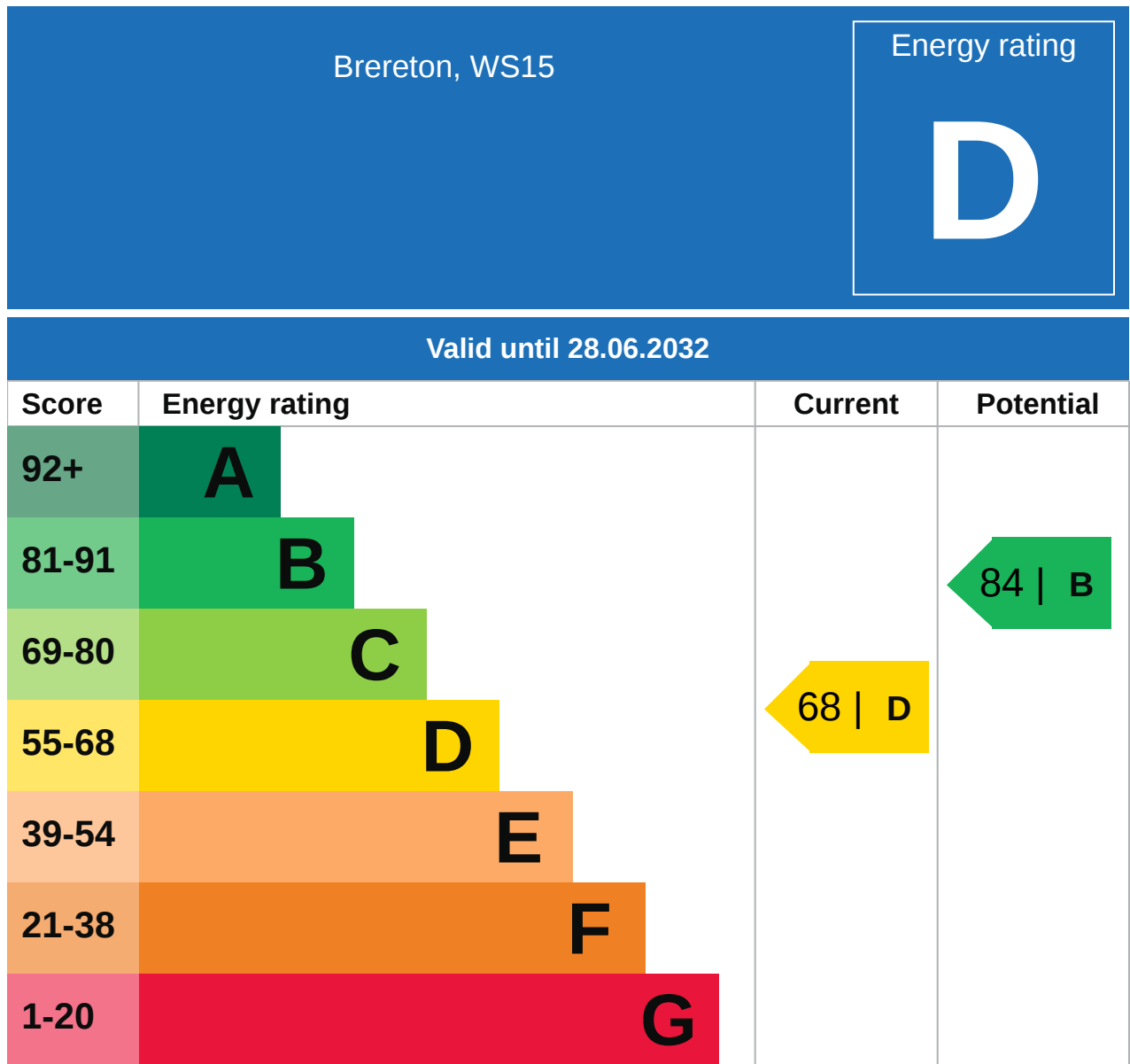
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



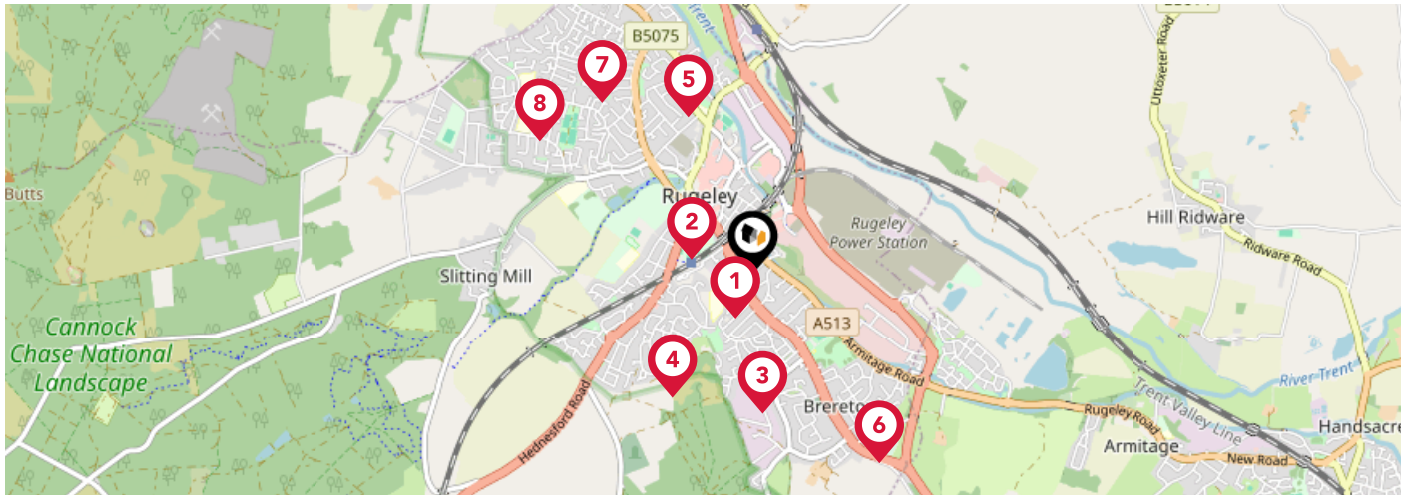
Property EPC - Certificate



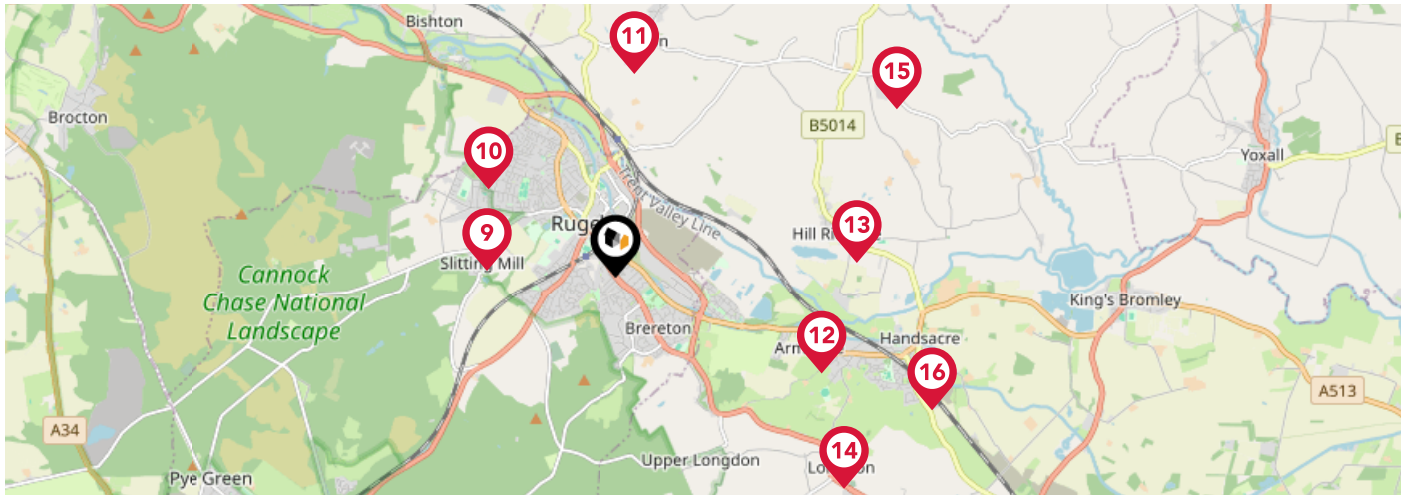
Additional EPC Data









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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	71 m ²

Area Schools

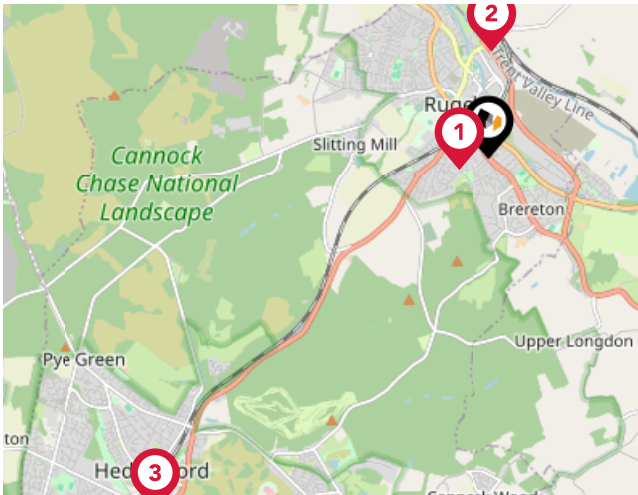


		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Churchfield CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Redbrook Hayes Community Primary School Ofsted Rating: Good Pupils: 200 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Forest Hills Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



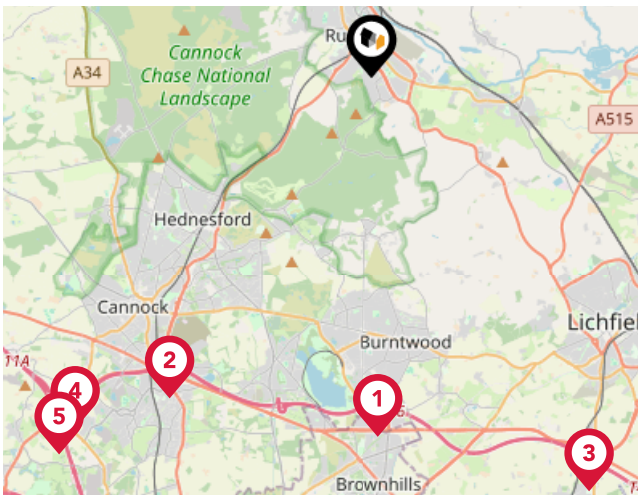
		Nursery	Primary	Secondary	College	Private
	The Hart School Ofsted Rating: Good Pupils: 1179 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Etching Hill CofE Primary Academy Ofsted Rating: Good Pupils: 376 Distance:1.39	<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:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:2.05	<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:2.17	<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:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rugeley School Ofsted Rating: Good Pupils: 49 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayes Meadow Primary School Ofsted Rating: Good Pupils: 176 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








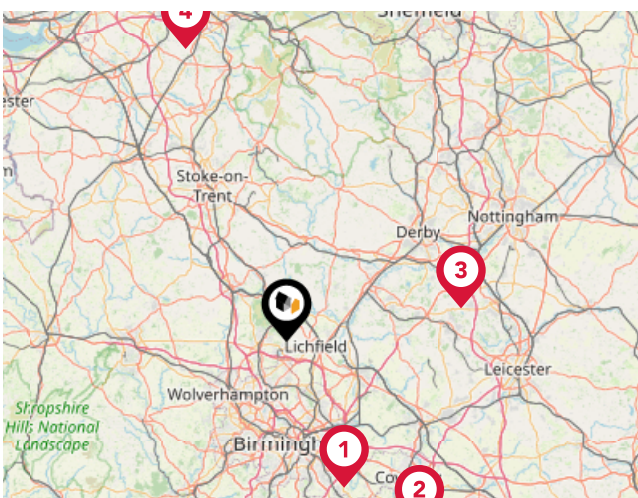
National Rail Stations

Pin	Name	Distance
	Rugeley Town Rail Station	0.29 miles
	Rugeley Trent Valley Rail Station	0.96 miles
	Hednesford Rail Station	4.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 TOLL T6	6.44 miles
	M6 TOLL T7	6.8 miles
	M6 TOLL T5	8.4 miles
	M6 TOLL T8	8.24 miles
	M6 J11	8.78 miles

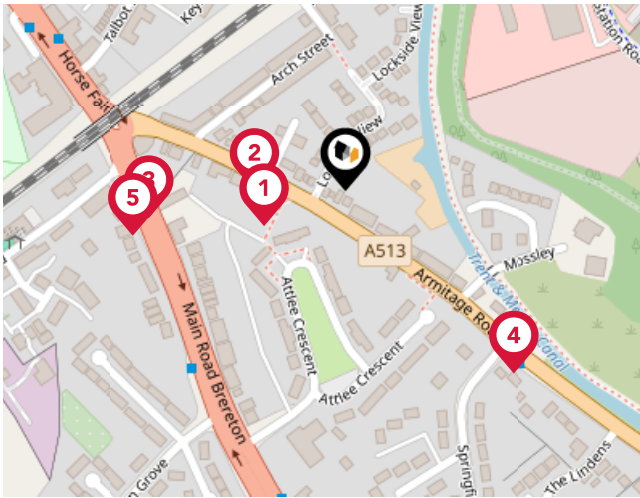


Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport	22.55 miles
	Coventry Airport	32.97 miles
	East Midlands Airport	25.6 miles
	Manchester Airport	44.22 miles

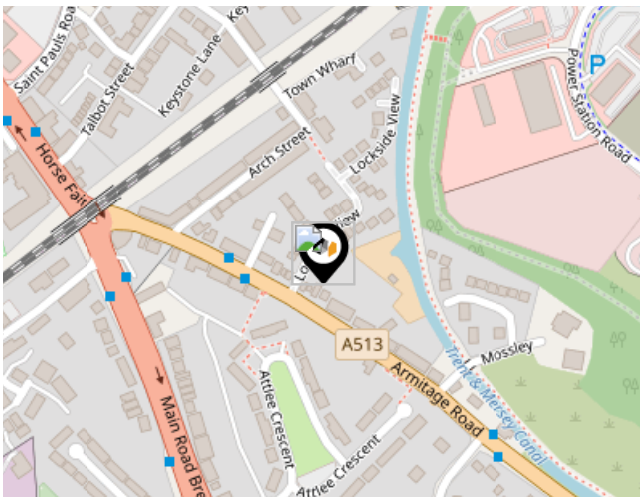
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chadwick Court	0.05 miles
2	Chadwick Court	0.05 miles
3	Wharf Road	0.11 miles
4	Springfield Avenue	0.14 miles
5	Wharf Road	0.12 miles



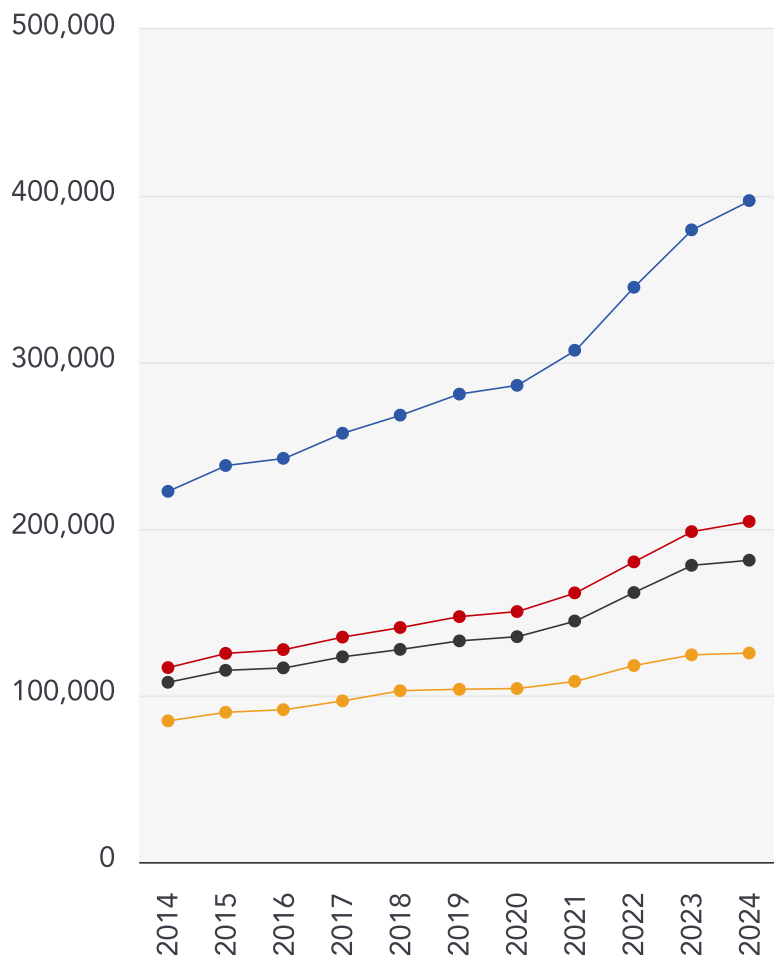
Local Connections

Pin	Name	Distance
1	Loxdale (Midland Metro Stop)	14.69 miles
2	Bilston Central (Midland Metro Stop)	14.47 miles
3	The Crescent (Midland Metro Stop)	14.45 miles

Market House Price Statistics



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



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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