

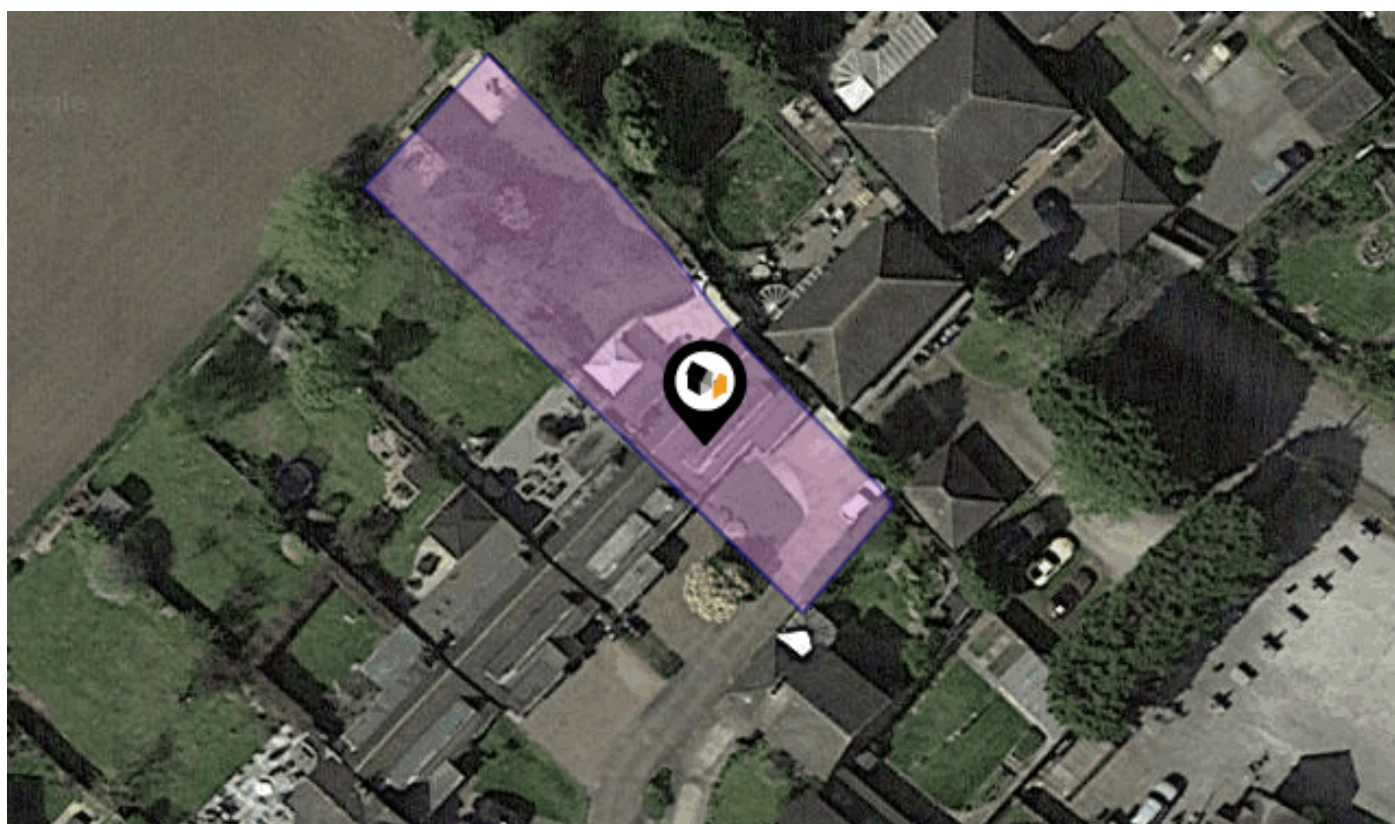


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20th April 2024



MOOR CROFT, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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Property

Type:	Detached	Last Sold £/ft²:	£220
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.17 acres		
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,634		
Title Number:	SF619507		
UPRN:	100031707988		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	30 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Moor Croft, WS15

Energy rating

D

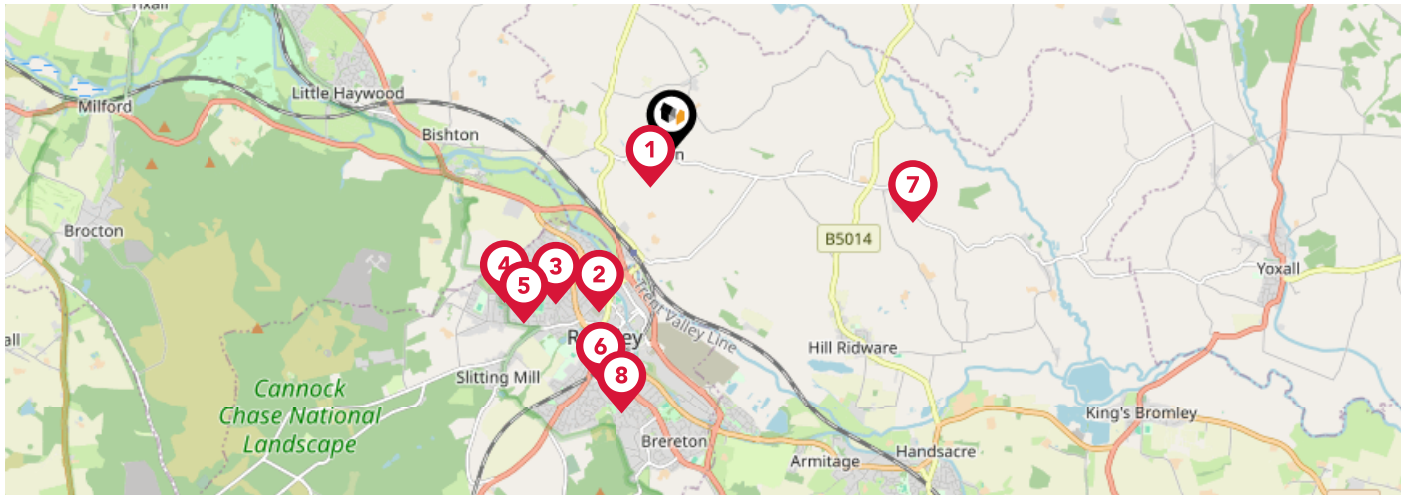
Valid until 04.04.2026









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

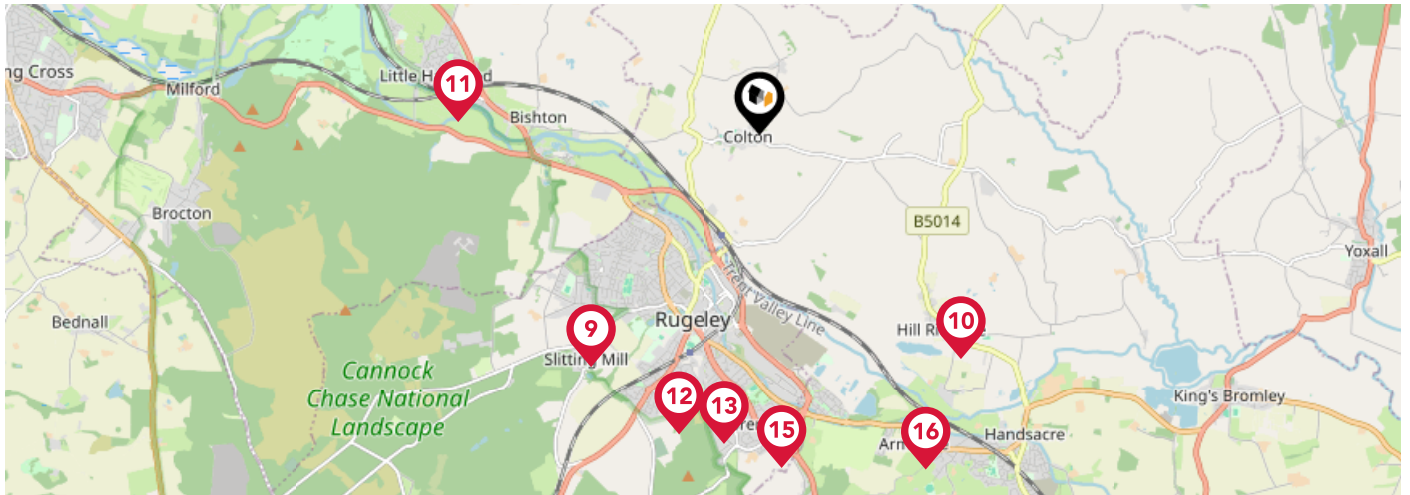
Additional EPC Data









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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 59% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	122 m ²

Area Schools

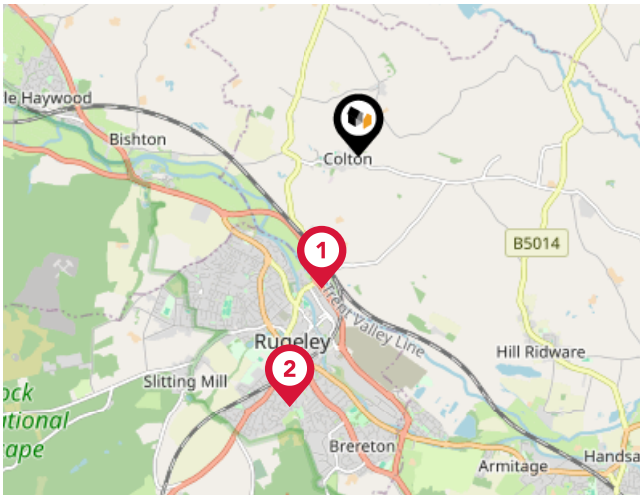


		Nursery	Primary	Secondary	College	Private
	The St. Mary's CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:1.57	<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:1.72	<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:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:2.03	<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:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rugeley School Ofsted Rating: Good Pupils: 49 Distance:2.27	<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: 202 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



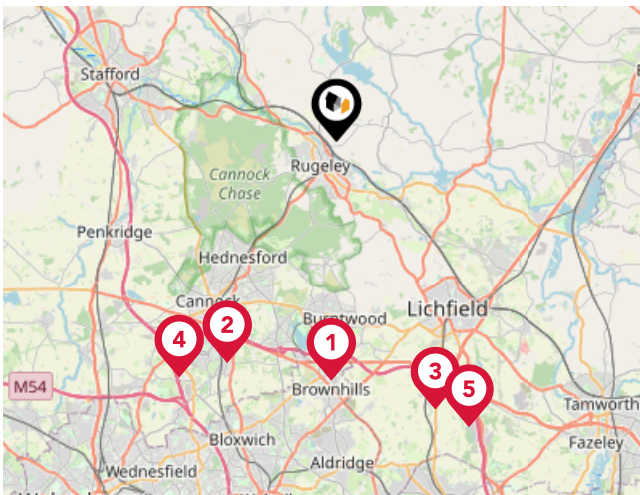
		Nursery	Primary	Secondary	College	Private
	The Hart School Ofsted Rating: Good Pupils: 1179 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Chadwick Primary School Ofsted Rating: Good Pupils: 100 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colwich CofE Primary School Ofsted Rating: Outstanding Pupils: 171 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.79	<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:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Richard Clarke First School Ofsted Rating: Good Pupils: 124 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hob Hill CE/Methodist (VC) Primary School Ofsted Rating: Good Pupils: 249 Distance:3	<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:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



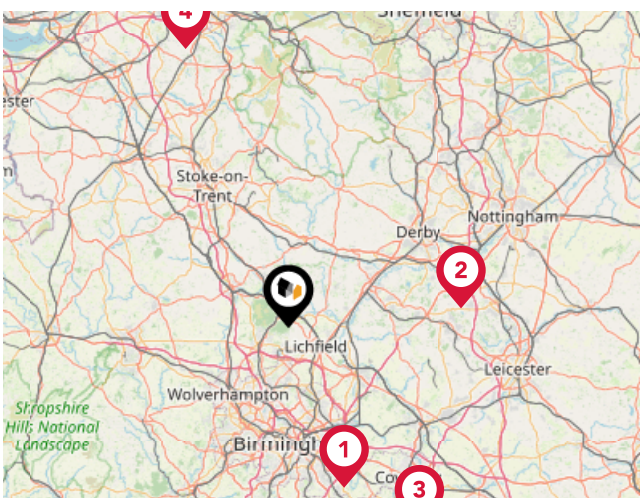
National Rail Stations

Pin	Name	Distance
1	Rugeley Trent Valley Rail Station	1.23 miles
2	Rugeley Town Rail Station	2.33 miles
3	Hednesford Rail Station	6.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	8.58 miles
2	M6 TOLL T7	8.85 miles
3	M6 TOLL T5	10.21 miles
4	M6 TOLL T8	10.16 miles
5	M6 TOLL T4	11.25 miles

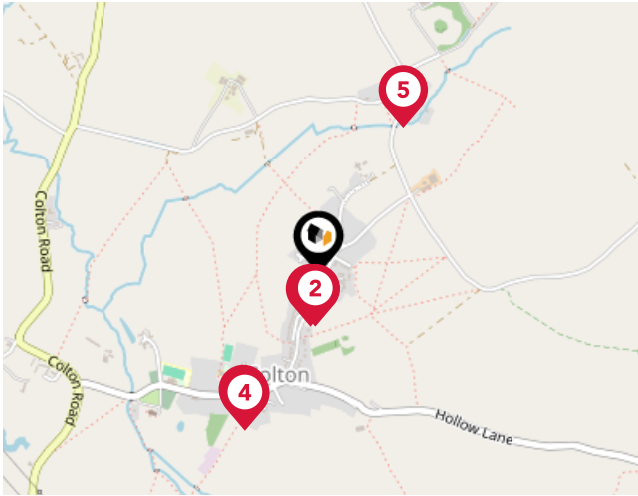


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	24.43 miles
2	East Midlands Airport	24.92 miles
3	Coventry Airport	34.54 miles
4	Manchester Airport	42.32 miles

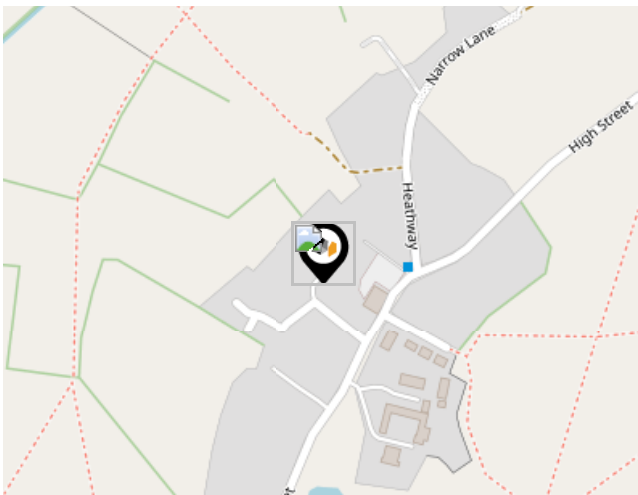
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ye Olde Dun Cow PH	0.12 miles
2	Ye Olde Dun Cow PH	0.12 miles
3	The Greyhound Inn PH	0.38 miles
4	The Greyhound Inn PH	0.39 miles
5	Moor Lane	0.38 miles



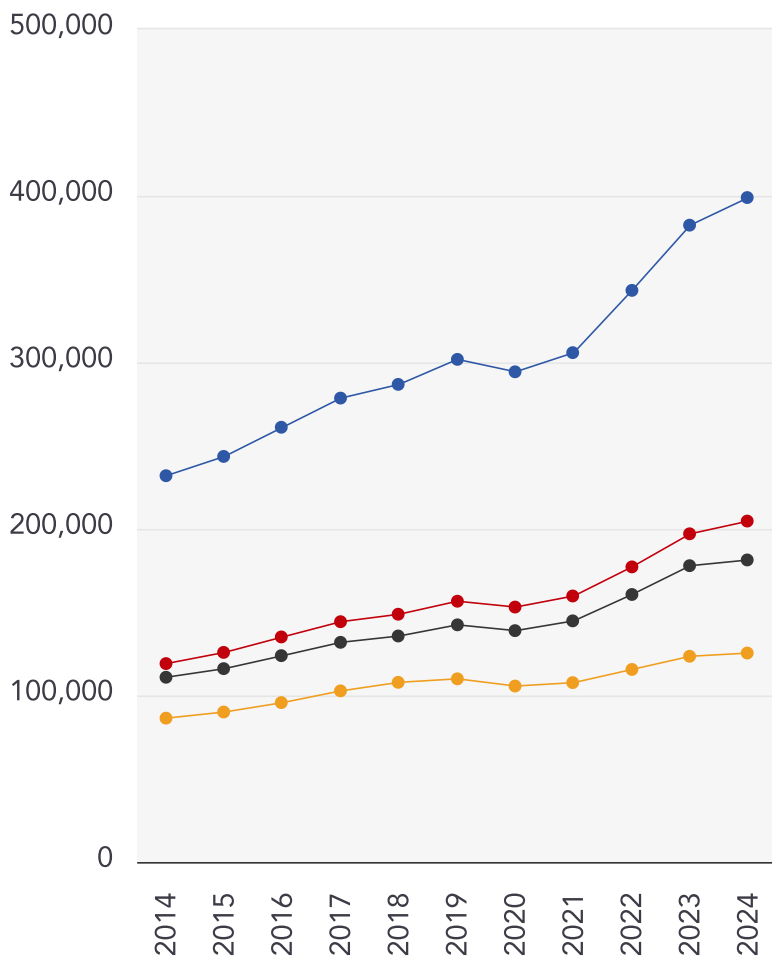
Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	16.34 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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