

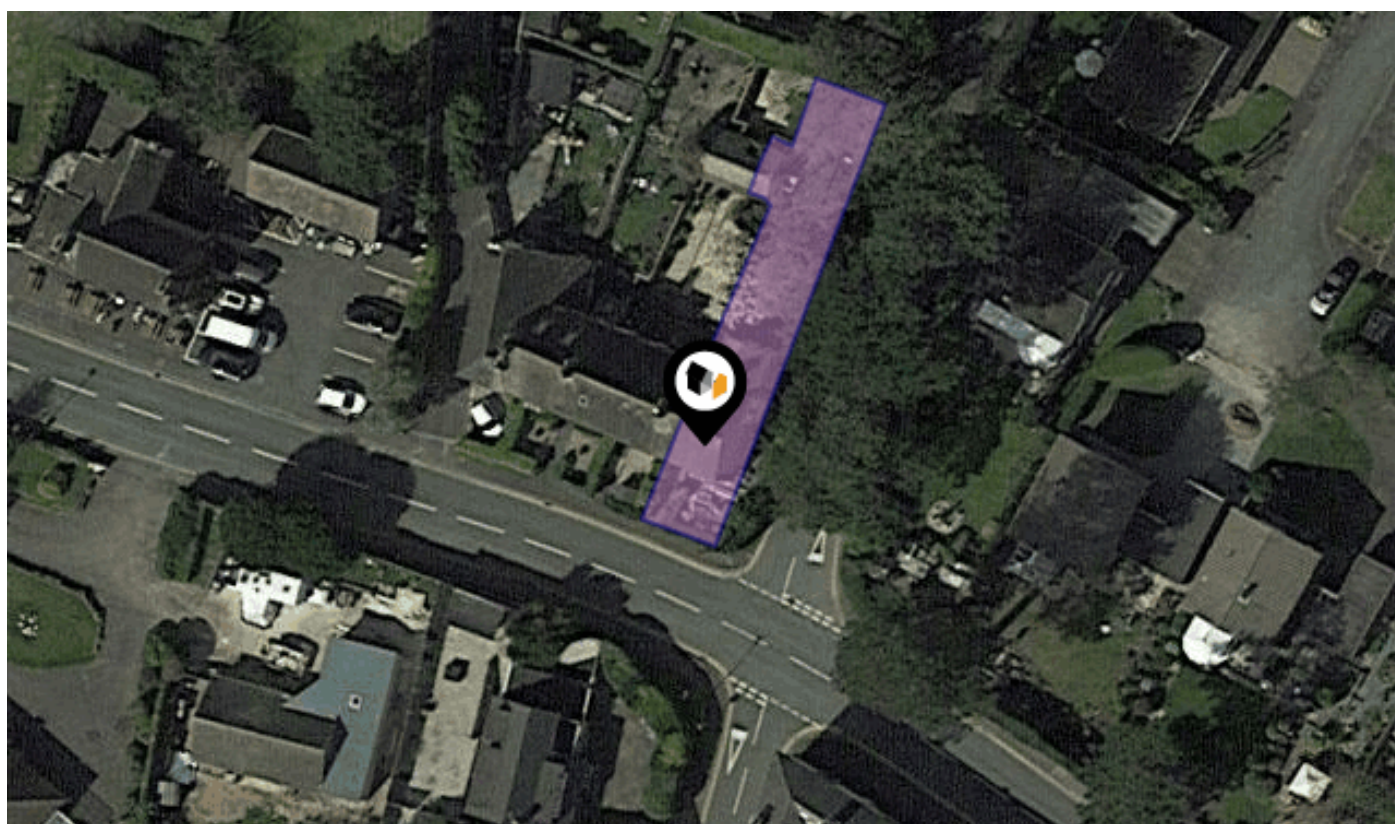


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 24<sup>th</sup> April 2024**



**MAIN ROAD, LITTLE HAYWOOD, STAFFORD, ST18**

## **C residential**

Globe House Upper Brook Street Rugeley WS15 2DN

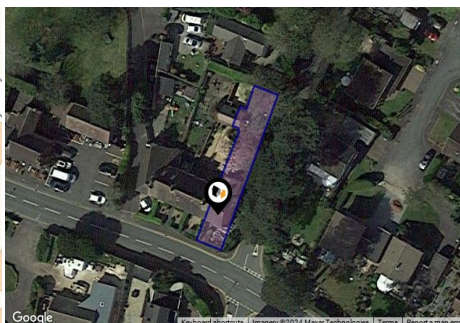
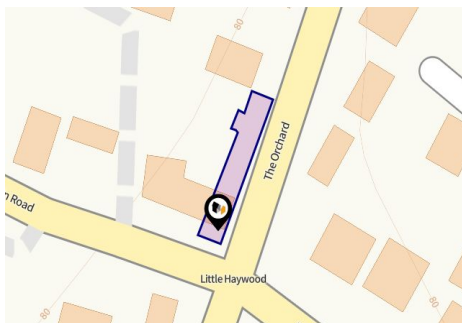
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[www.cresidential.co.uk](http://www.cresidential.co.uk)



# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£20
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,367 ft <sup>2</sup> / 127 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,874		
<b>Title Number:</b>	SF406388		
<b>UPRN:</b>	100031773013		

## Local Area

<b>Local Authority:</b>	Stafford
<b>Conservation Area:</b>	Colwich and Little Haywood
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Main Road, Little Haywood, ST18

Energy rating

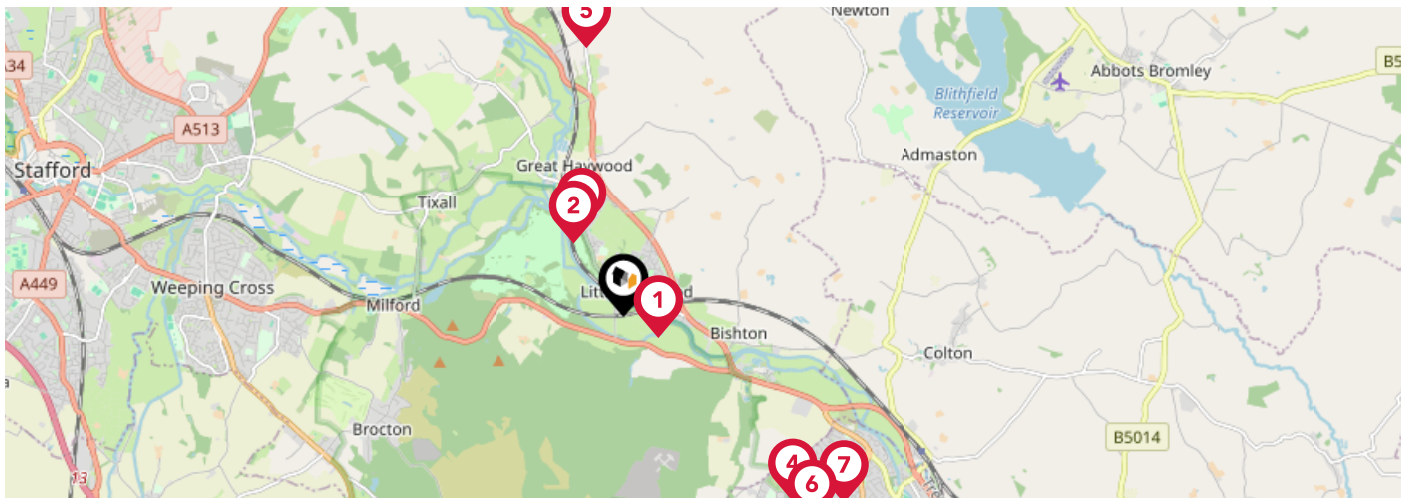
**E**









Valid until 02.03.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	54   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

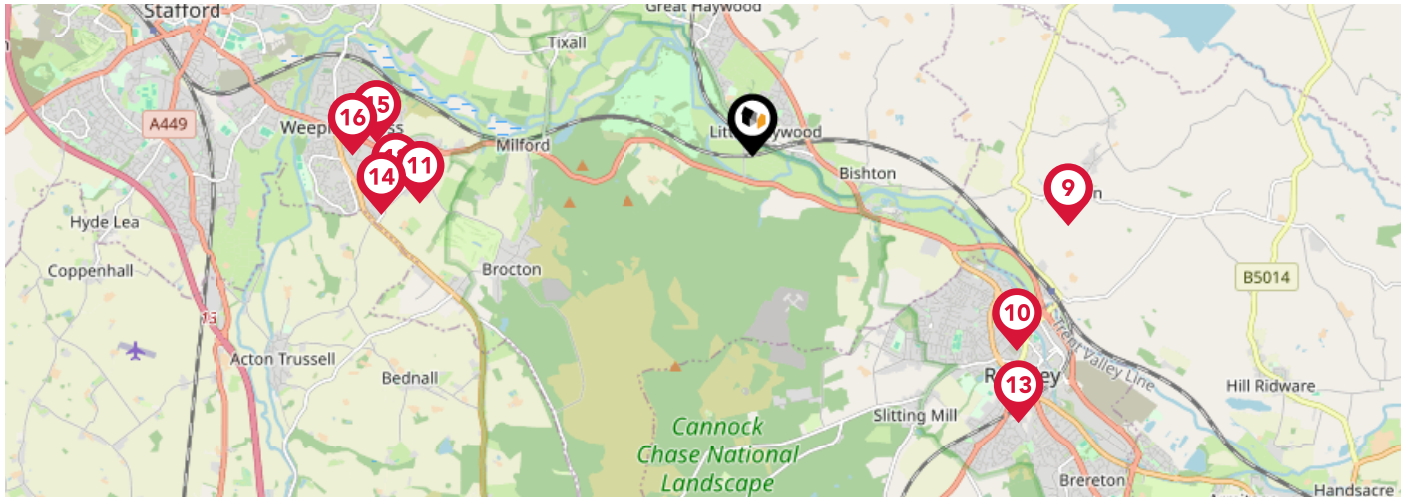
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	127 m <sup>2</sup>



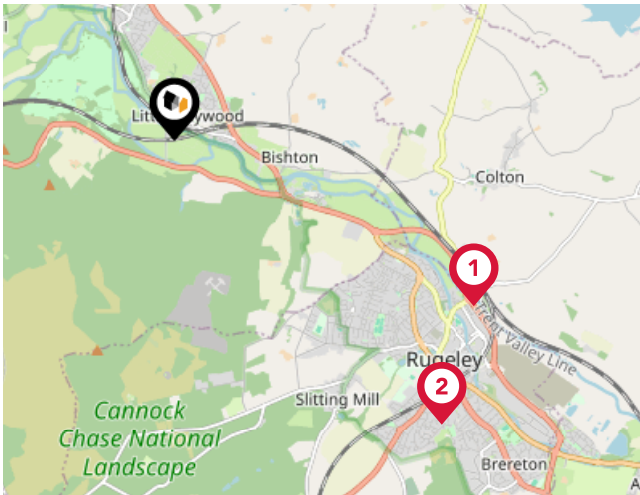
		Nursery	Primary	Secondary	College	Private
	<b>Colwich CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 171   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anson CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 105   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 61   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Etching Hill CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 376   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forest Hills Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hart School</b> Ofsted Rating: Good   Pupils: 1179   Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



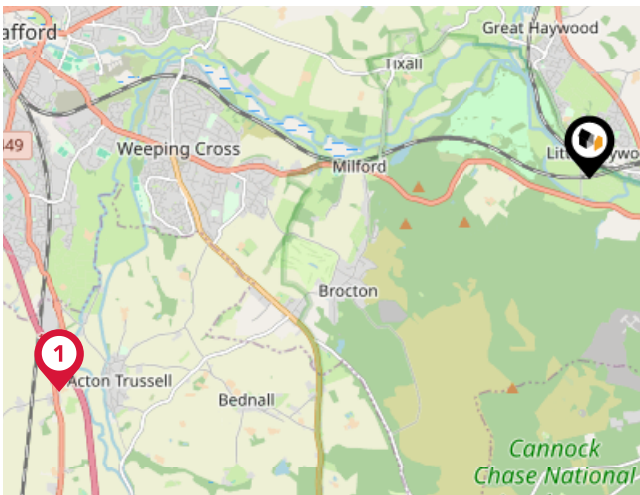
	Nursery	Primary	Secondary	College	Private
 <b>The St. Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Berkswich CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Walton High School</b> Ofsted Rating: Good   Pupils: 1316   Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Churchfield CofE Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 150   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Oakridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 221   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Leasowes Primary School</b> Ofsted Rating: Outstanding   Pupils: 427   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Anne's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



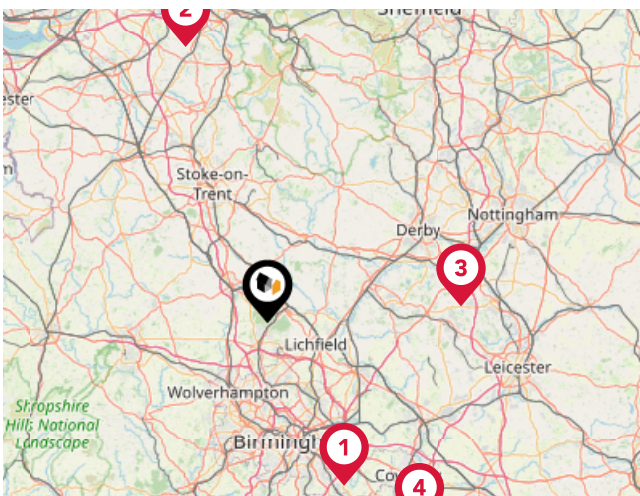
## National Rail Stations

Pin	Name	Distance
1	Rugeley Trent Valley Rail Station	3.08 miles
2	Rugeley Town Rail Station	3.5 miles
3	Stafford Rail Station	5.42 miles



## Trunk Roads/Motorways

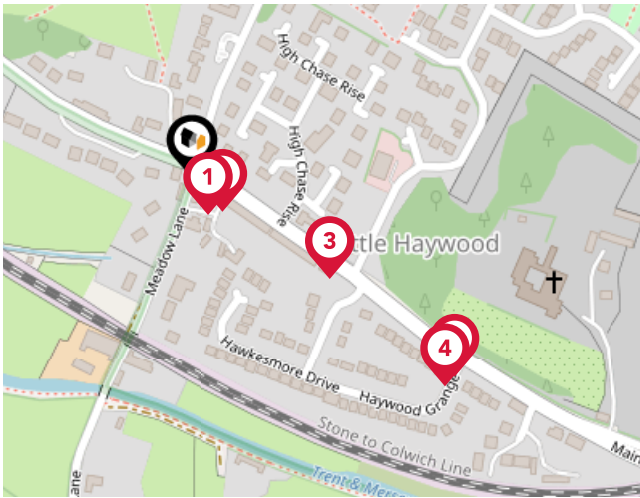
Pin	Name	Distance
1	M6 J13	5.12 miles
2	M6 TOLL T7	8.27 miles
3	M6 TOLL T8	9.13 miles
4	M6 TOLL T6	9.32 miles
5	M6 J11A	8.99 miles



## Airports/Helipads

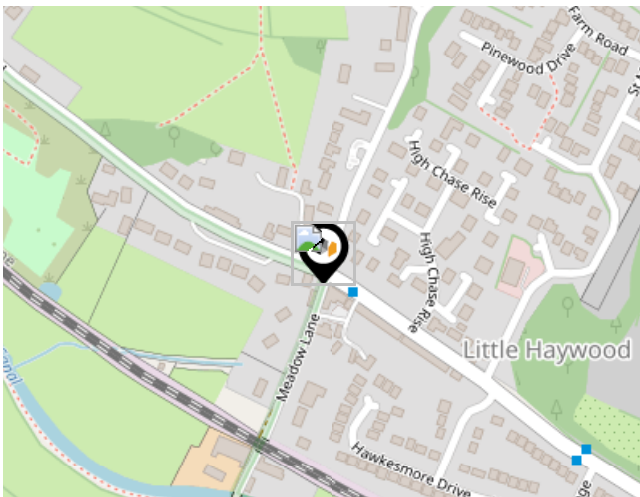
Pin	Name	Distance
1	Birmingham International Airport	25.86 miles
2	Manchester Airport	41.09 miles
3	East Midlands Airport	27.89 miles
4	Coventry Airport	36.52 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Lamb & Flag PH	0.02 miles
2	Lamb & Flag PH	0.03 miles
3	St Marys Road	0.1 miles
4	St Marys Abbey	0.18 miles
5	St Marys Abbey	0.18 miles



## Local Connections

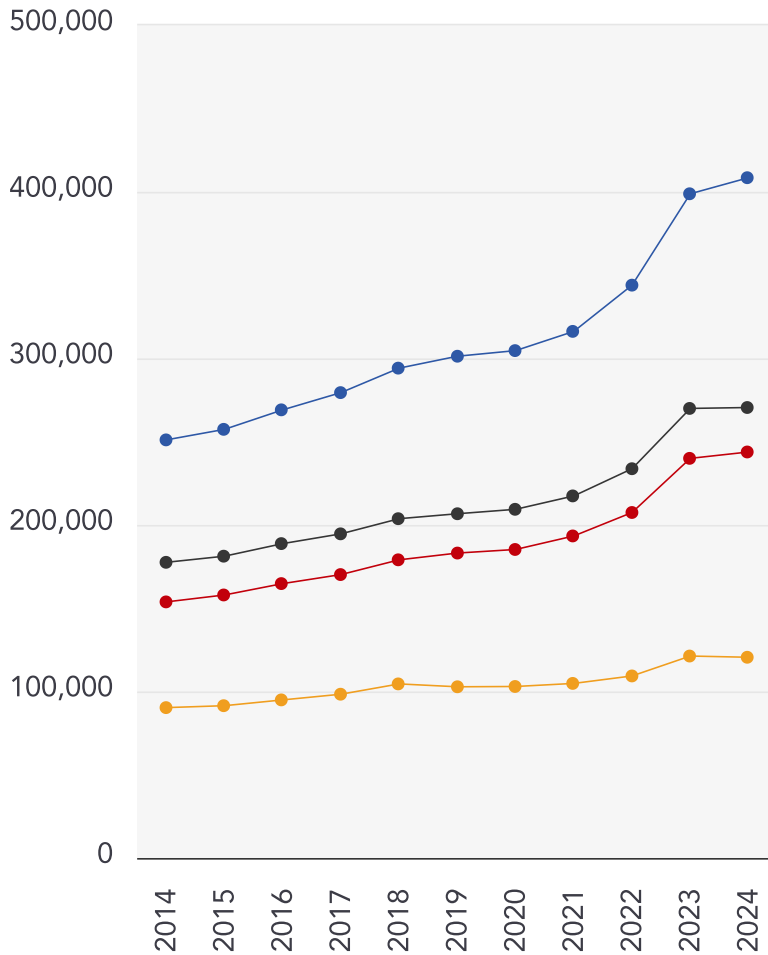
Pin	Name	Distance
1	Priestfield (Midland Metro Stop)	15.8 miles
2	The Royal (Midland Metro Stop)	15.41 miles
3	Wolverhampton St George's (Midland Metro Stop)	15.33 miles



# 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**

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## 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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