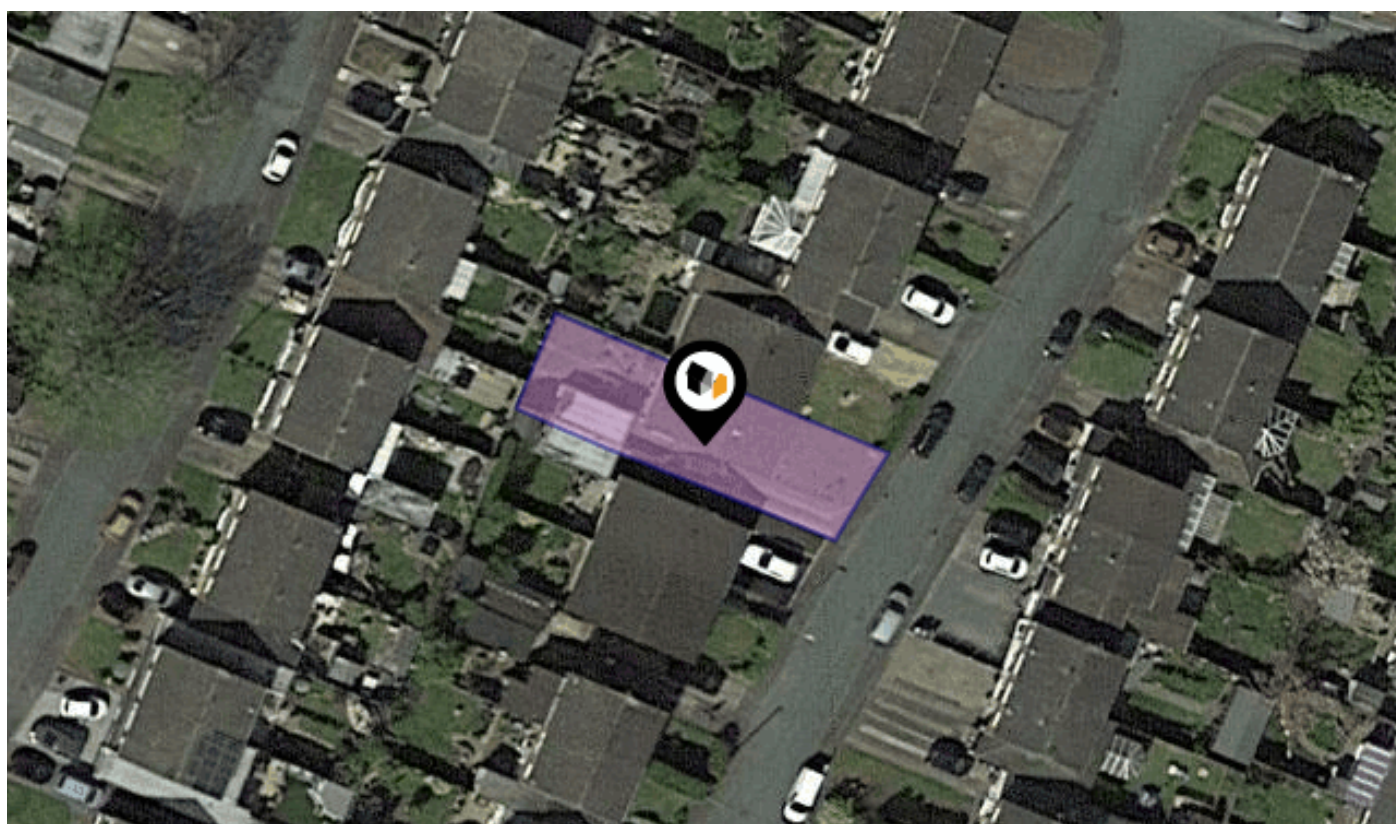




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



WOODTHORNE CLOSE, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

01889 583377

james@cresidential.co.uk

www.cresidential.co.uk





Property

Type:	Semi-Detached	Last Sold £/ft²:	£98
Bedrooms:	3	Tenure:	Freehold
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,694		
Title Number:	SF318318		
UPRN:	100031647920		

Local Area

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

Satellite/Fibre TV Availability:

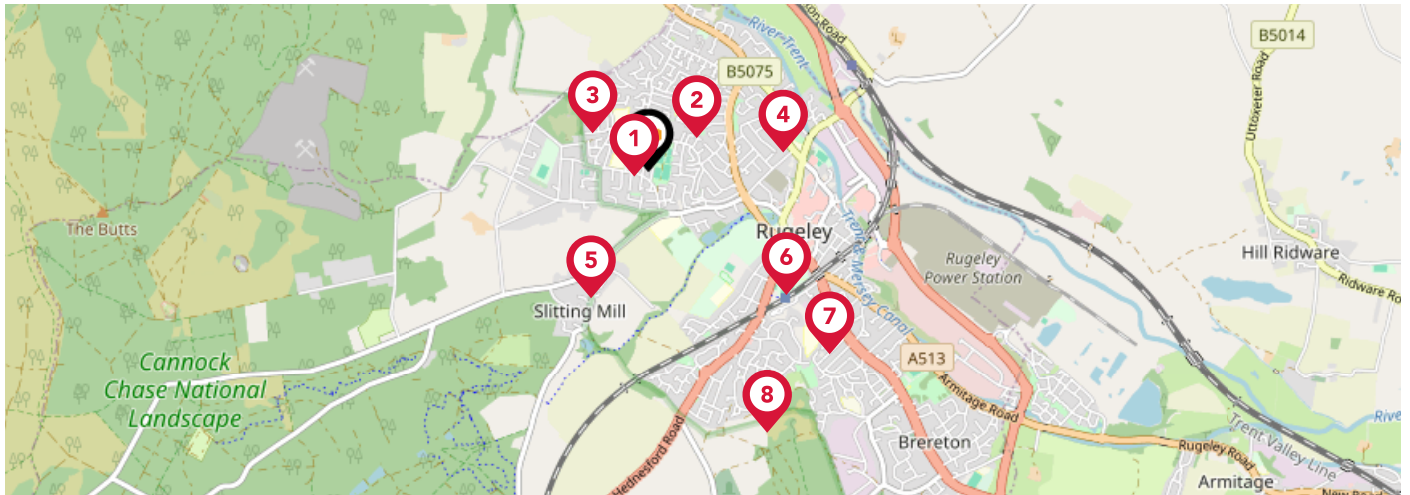


RUGELEY, WS15		Energy rating	
		D	
Valid until 17.05.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

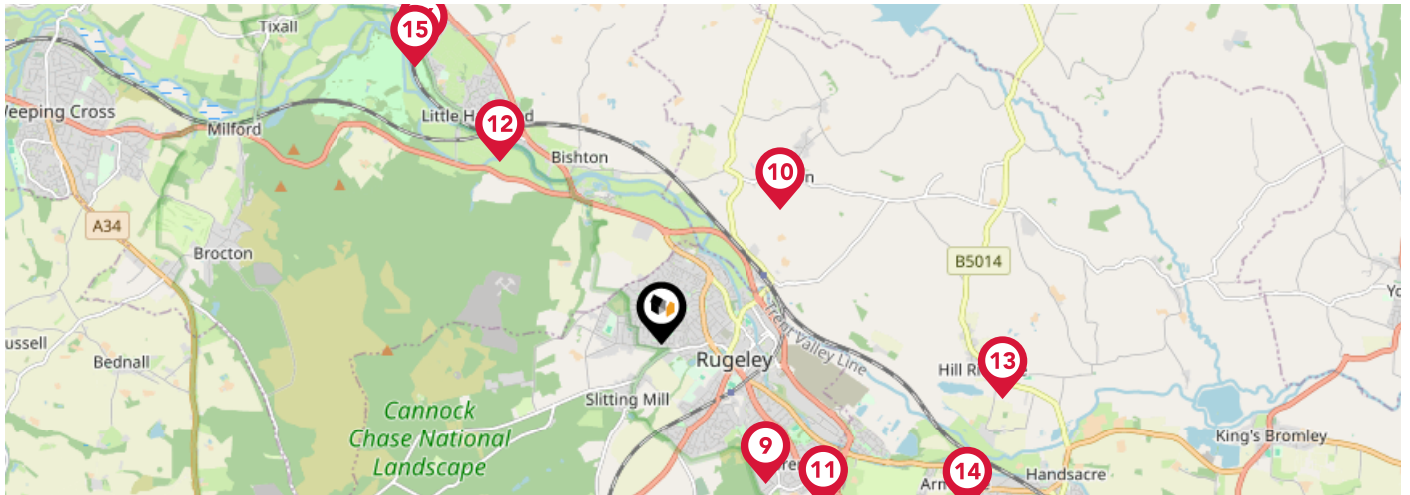
Additional EPC Data









Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Warm air, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 30% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	53 m ²

Area Schools

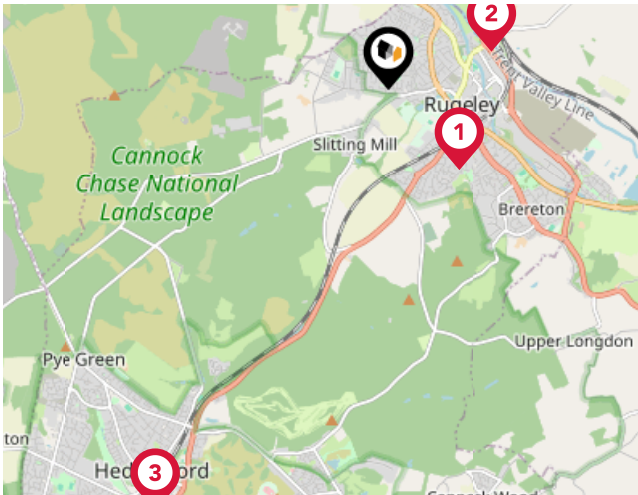


		Nursery	Primary	Secondary	College	Private
1	The John Bamford Primary School Ofsted Rating: Good Pupils: 312 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Forest Hills Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Etching Hill CofE Primary Academy Ofsted Rating: Good Pupils: 376 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Hart School Ofsted Rating: Good Pupils: 1179 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Churchfield CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:1.15	<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:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>




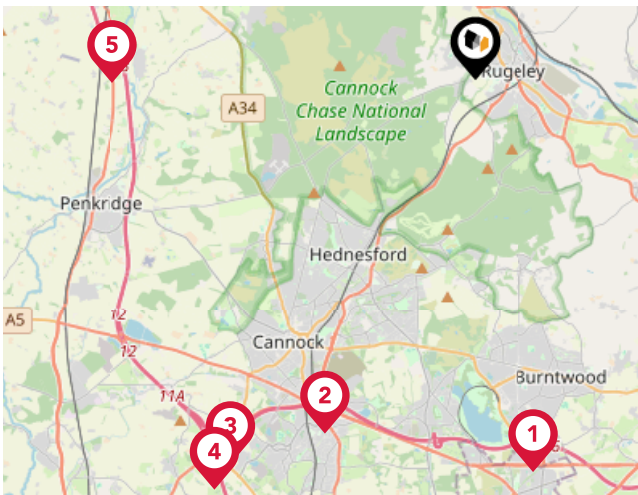
	Nursery	Primary	Secondary	College	Private
 Redbrook Hayes Community Primary School Ofsted Rating: Good Pupils: 200 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The St. Mary's CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:1.61	<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:2.06	<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:2.19	<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:3.1	<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:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Anson CofE Primary School Ofsted Rating: Outstanding Pupils: 105 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 61 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








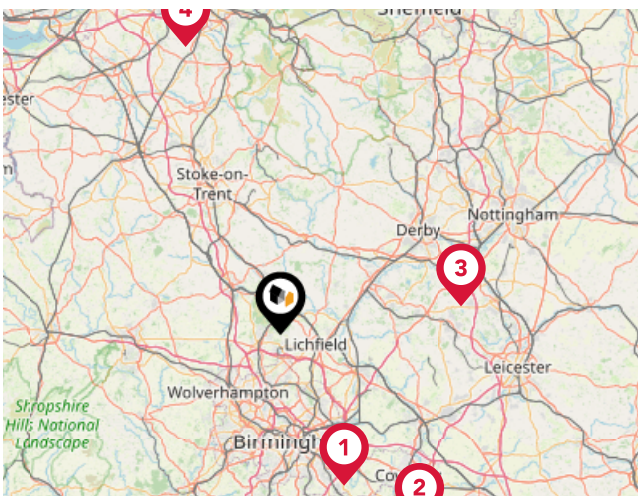
National Rail Stations

Pin	Name	Distance
	Rugeley Town Rail Station	0.95 miles
	Rugeley Trent Valley Rail Station	0.98 miles
	Hednesford Rail Station	4.32 miles



Trunk Roads/Motorways

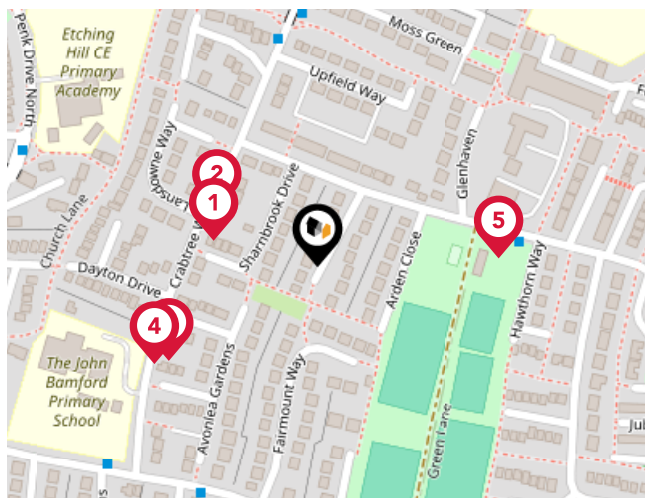
Pin	Name	Distance
	M6 TOLL T6	7.13 miles
	M6 TOLL T7	6.93 miles
	M6 TOLL T8	8.2 miles
	M6 J11	8.74 miles
	M6 J13	6.53 miles



Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport	23.46 miles
	Coventry Airport	34 miles
	East Midlands Airport	26.37 miles
	Manchester Airport	43.36 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lansdowne Way	0.06 miles
2	Lansdowne Way	0.06 miles
3	Avonlea Gardens	0.1 miles
4	Avonlea Gardens	0.11 miles
5	Morrisons Store	0.1 miles



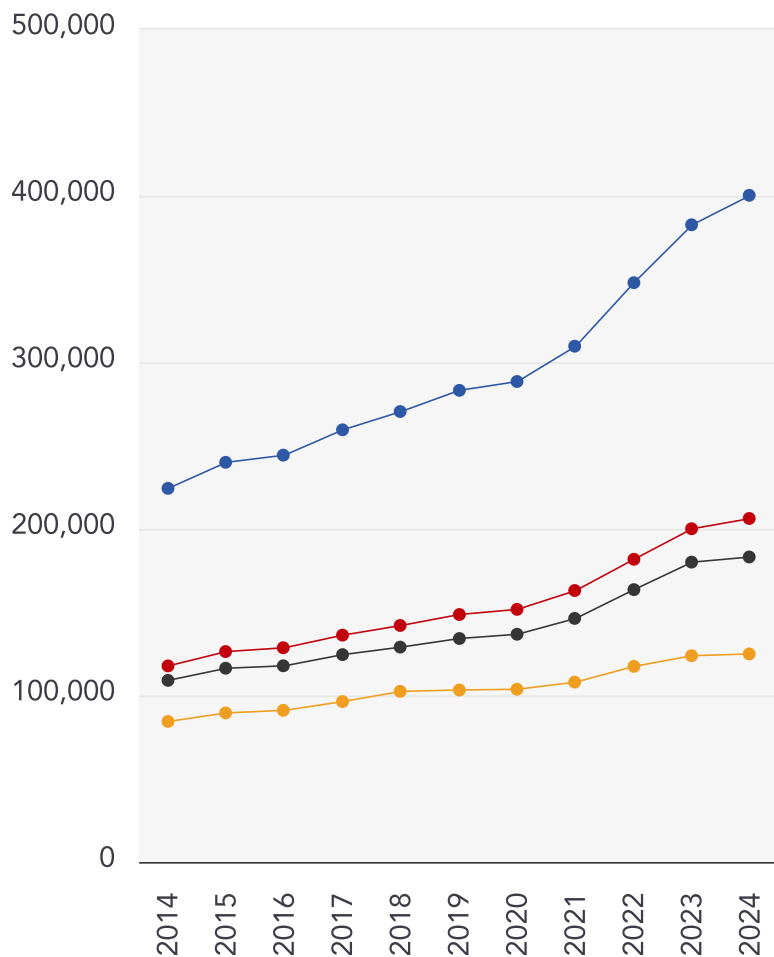
Local Connections

Pin	Name	Distance
1	The Crescent (Midland Metro Stop)	14.65 miles
2	Priestfield (Midland Metro Stop)	14.69 miles
3	The Royal (Midland Metro Stop)	14.46 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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Globe House Upper Brook Street Rugeley
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james@cresidential.co.uk
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