

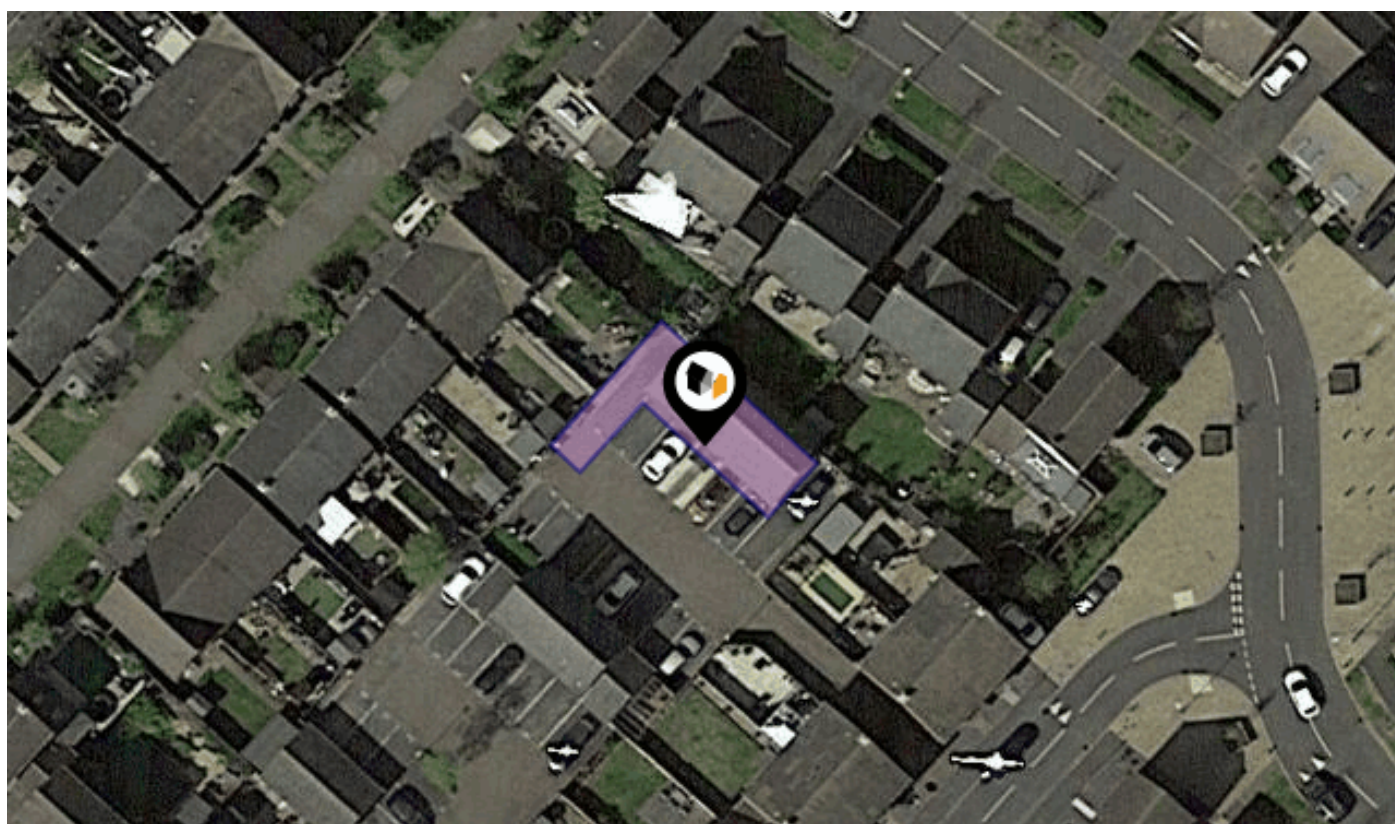


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 11<sup>th</sup> June 2024**



**ST. THOMAS WAY, HAWKSYARD, RUGELEY, WS15**

## **C residential**

Globe House Upper Brook Street Rugeley WS15 2DN

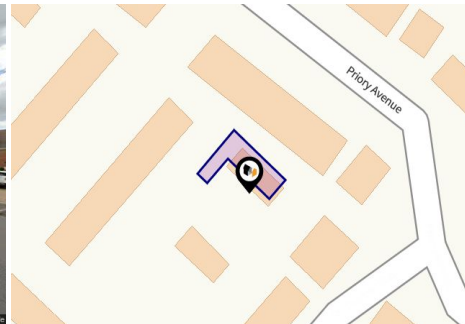
01889 583377

[james@cresidential.co.uk](mailto:james@cresidential.co.uk)

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



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	25/10/2012
<b>Plot Area:</b>	0.03 acres	<b>End Date:</b>	01/01/2165
<b>Year Built :</b>	2012	<b>Lease Term:</b>	155 years from 1 January 2010
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	140 years
<b>Annual Estimate:</b>	£1,437		
<b>Title Number:</b>	SF586070		

## Local Area

<b>Local Authority:</b>	Staffordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

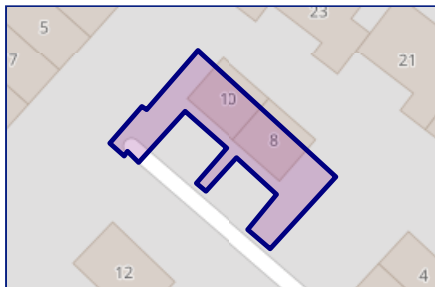
<b>5</b> mb/s	<b>67</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:


## Freehold Title Plan

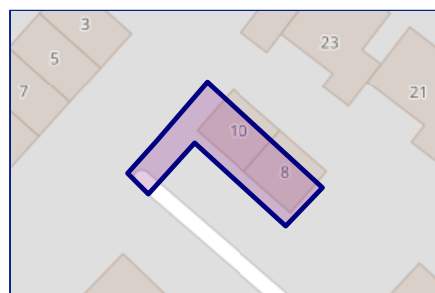
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**SF519201**

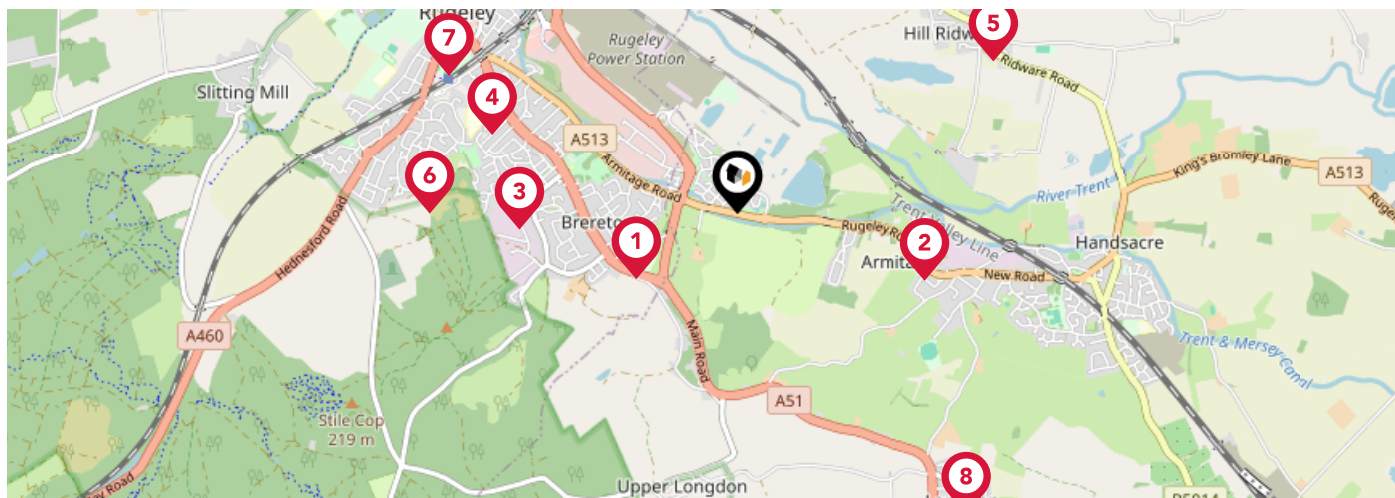
## Leasehold Title Plan

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**SF586070**

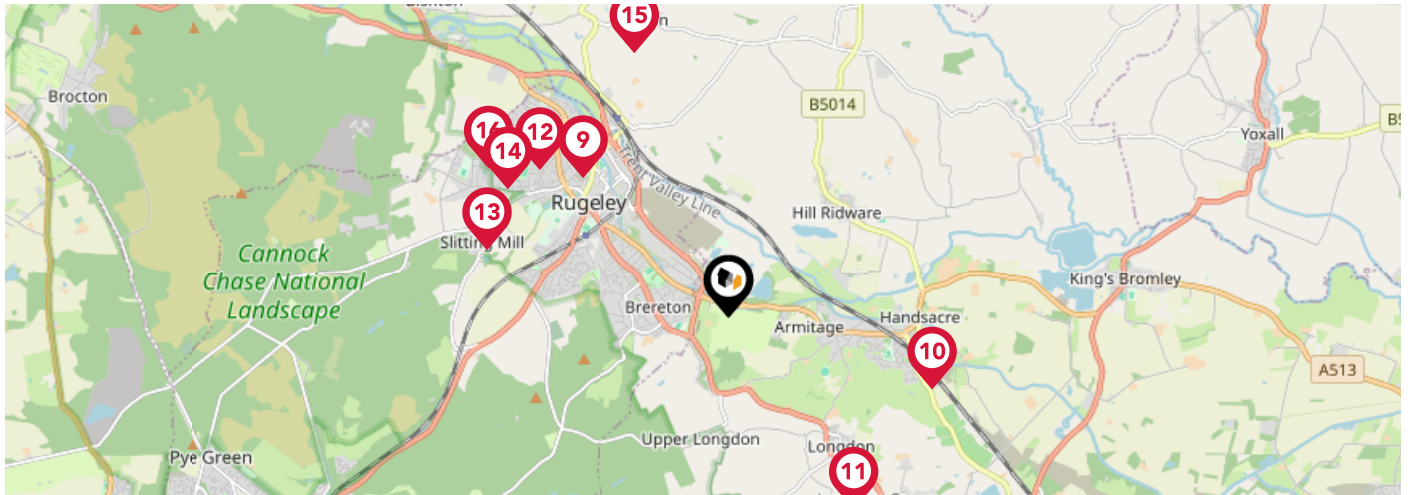
Start Date: 25/10/2012  
End Date: 01/01/2165  
Lease Term: 155 years from 1 January 2010  
Term Remaining: 140 years



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Hob Hill CE/Methodist (VC) Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>The Croft Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Henry Chadwick Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Chase View Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Churchfield CofE Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 150   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St James Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 100   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

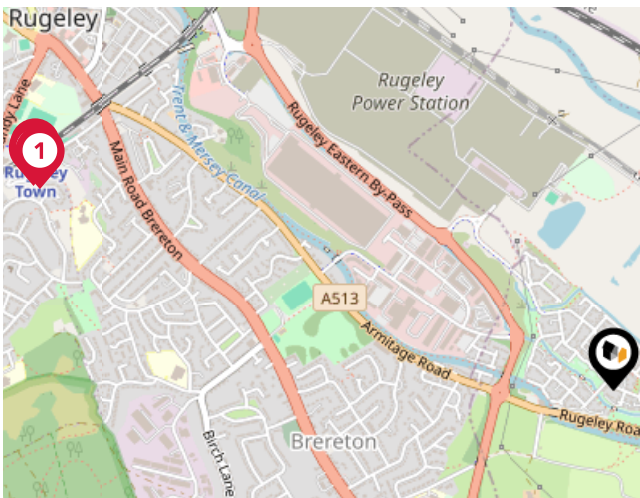


# Area Schools



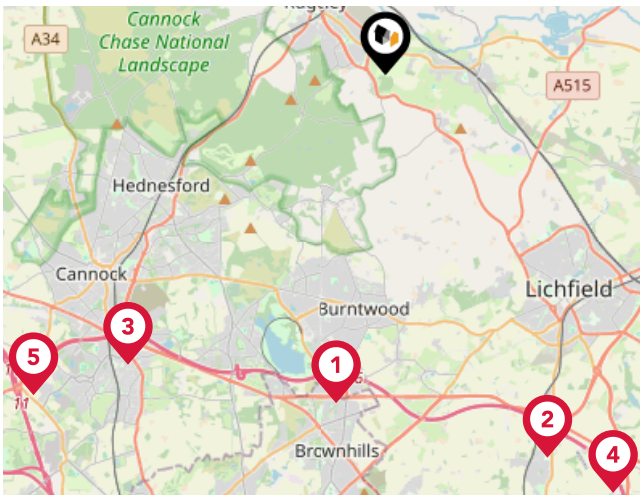
		Nursery	Primary	Secondary	College	Private
	<b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hayes Meadow Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longdon Hall School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forest Hills Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:2.15	<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:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St. Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:2.52	<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:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



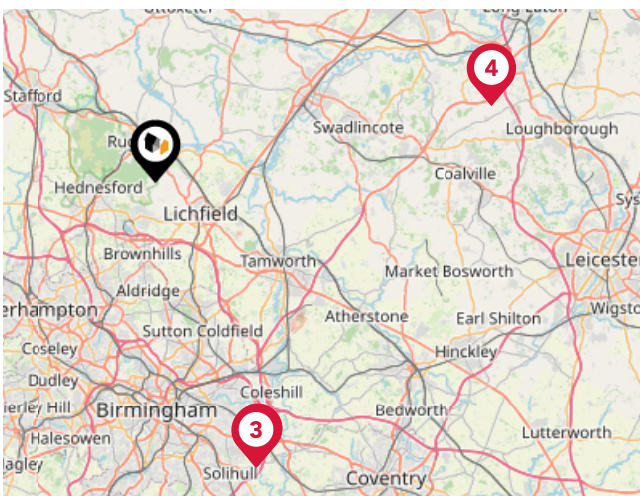
## National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	1.36 miles
2	Rugeley Town Rail Station	1.38 miles
3	Rugeley Town Rail Station	1.38 miles



## Trunk Roads/Motorways

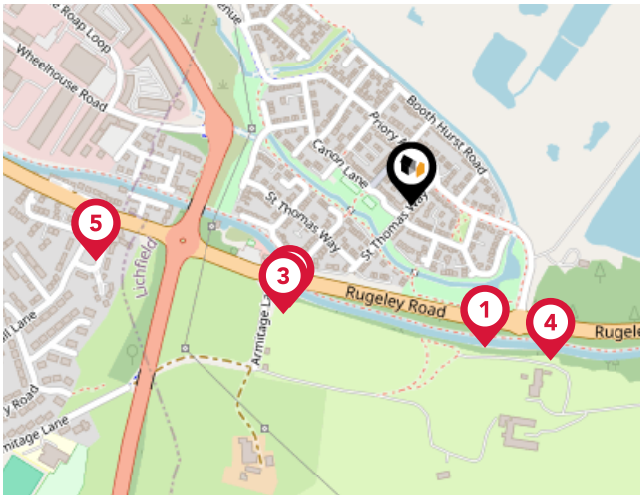
Pin	Name	Distance
1	M6 TOLL T6	5.95 miles
2	M6 TOLL T5	7.46 miles
3	M6 TOLL T7	6.97 miles
4	M6 TOLL T4	8.54 miles
5	M6 TOLL T8	8.55 miles



## Airports/Helipads

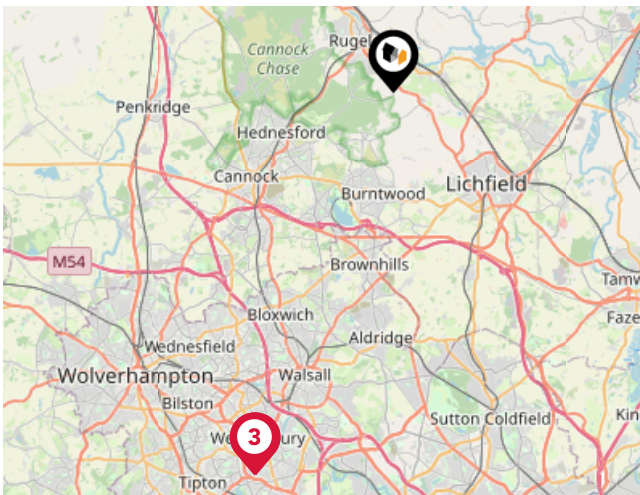
Pin	Name	Distance
1	Birmingham International Airport	21.67 miles
2	Birmingham International Airport Terminal 1	21.67 miles
3	Birmingham International Airport Terminal 2	21.77 miles
4	East Midlands Airport	24.72 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Priory Avenue	0.18 miles
2	Ash Tree Inn	0.18 miles
3	Ash Tree Inn	0.19 miles
4	Priory Avenue	0.24 miles
5	The Meadows	0.36 miles



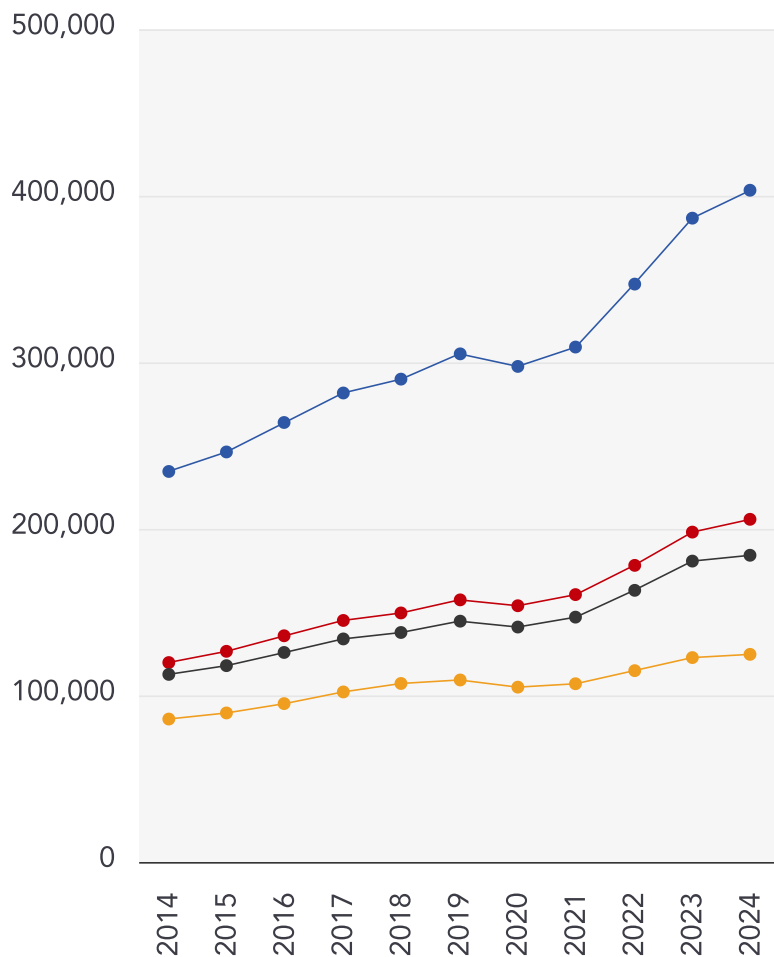
## Local Connections

Pin	Name	Distance
1	Wednesbury Great Western St (Metro Stop)	14.65 miles
2	Wednesbury Great Western Street (Metro Stop)	14.64 miles
3	Wednesbury Great Western Street (Metro Stop)	14.65 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**

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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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