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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th June 2024



CHURCH STREET, UTTOXETER, ST14

C residential

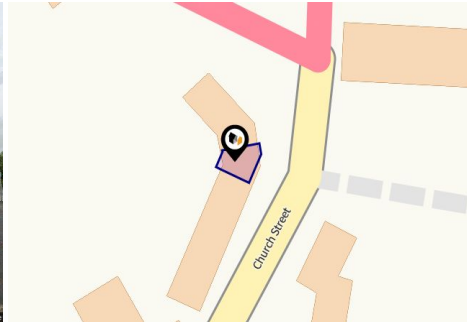
Globe House Upper Brook Street Rugeley WS15 2DN

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www.cresidential.co.uk















Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	30/06/2011
Floor Area:	635 ft ² / 59 m ²	End Date:	01/07/2136
Plot Area:	0.02 acres	Lease Term:	125 years from 1 July 2011
Year Built :	2011	Term Remaining:	112 years
Council Tax :	Band B		
Annual Estimate:	£1,673		
Title Number:	SF573693		

Local Area

Local Authority:	East staffordshire	Estimated Broadband Speeds		
Conservation Area:	Uttoxeter	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Low			

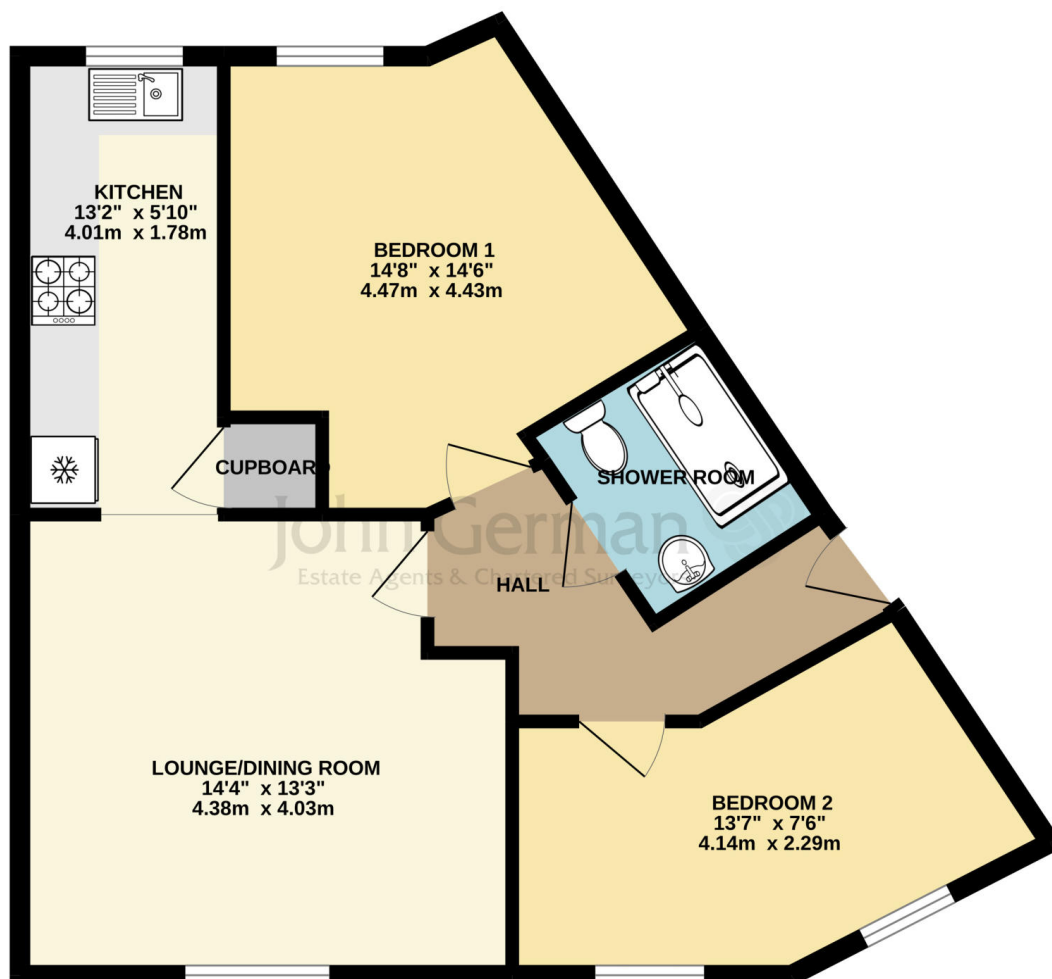
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media



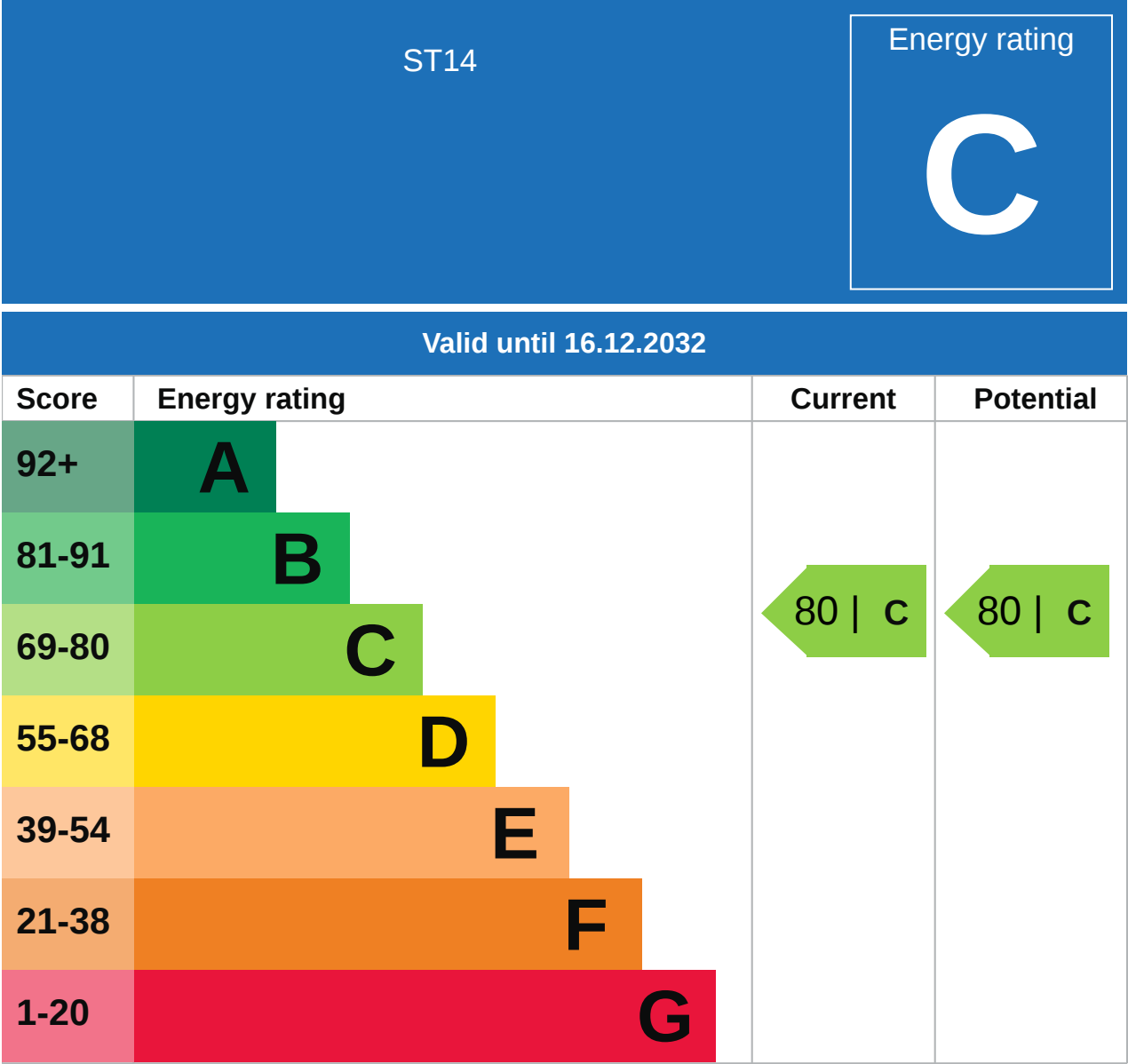


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GROUND FLOOR

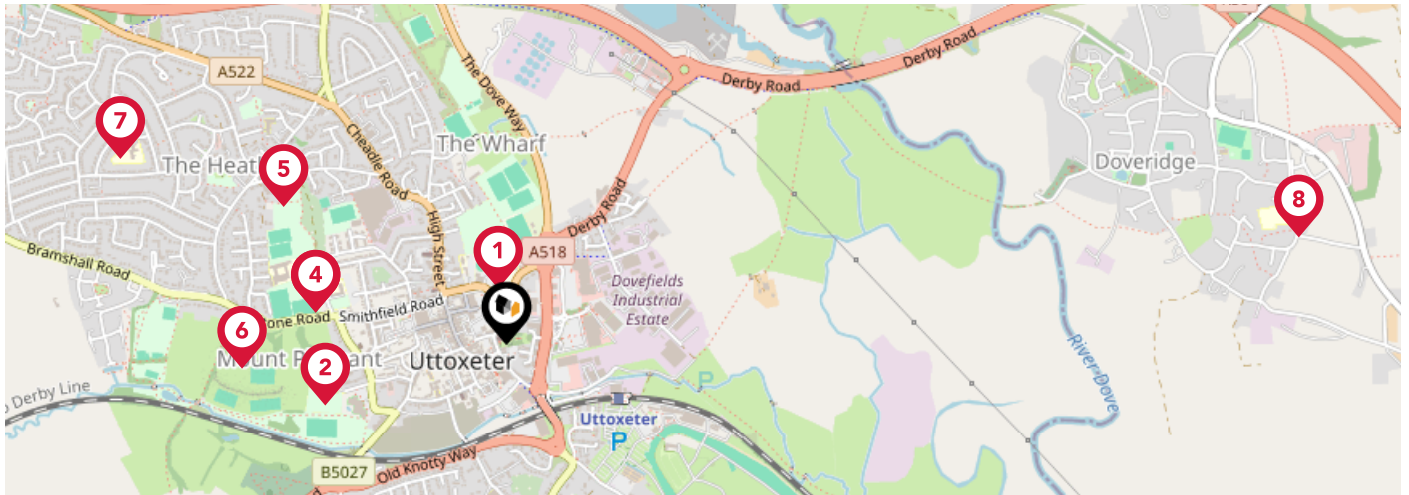


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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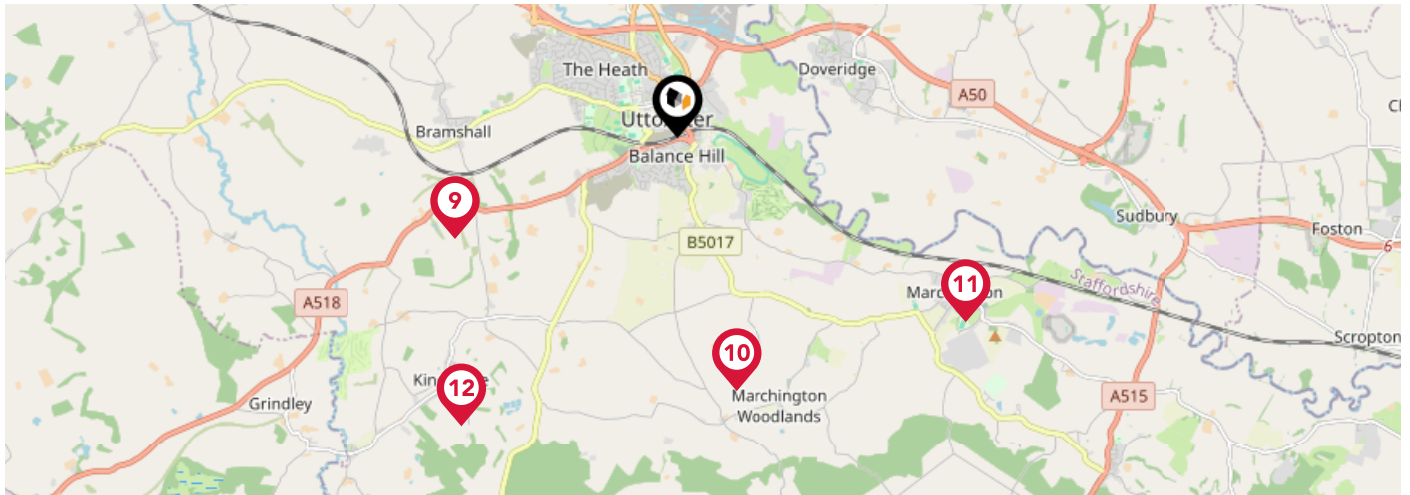










Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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:	(another dwelling below)
Total Floor Area:	59 m ²

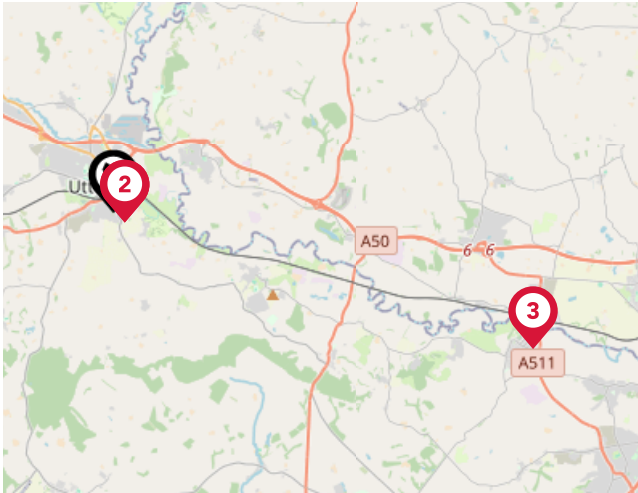


		Nursery	Primary	Secondary	College	Private
1	Thomas Alleyn's High School Ofsted Rating: Good Pupils: 1038 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Picknalls First School Ofsted Rating: Good Pupils: 288 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 193 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Windsor Park CE Middle School Ofsted Rating: Good Pupils: 342 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's CofE (A) First School Ofsted Rating: Good Pupils: 194 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oldfields Hall Middle School Ofsted Rating: Good Pupils: 513 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tynsel Parkes Primary Academy Ofsted Rating: Good Pupils: 141 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Doveridge Primary School Ofsted Rating: Good Pupils: 80 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



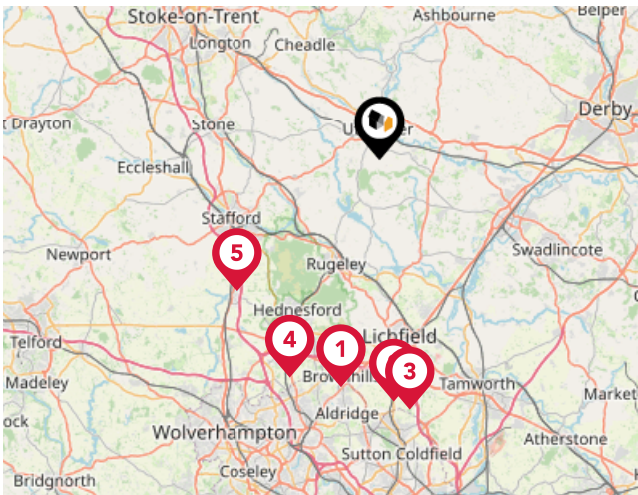
		Nursery	Primary	Secondary	College	Private
	Loxley Hall School Ofsted Rating: Good Pupils: 98 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Denstone College Preparatory School Ofsted Rating: Not Rated Pupils: 134 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE (VC) First School Ofsted Rating: Requires Improvement Pupils: 49 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Talbot First School Ofsted Rating: Requires Improvement Pupils: 38 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbotsholme School Ofsted Rating: Not Rated Pupils: 345 Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The JCB Academy Ofsted Rating: Good Pupils: 800 Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marston Montgomery Primary School Ofsted Rating: Requires Improvement Pupils: 30 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dove CofE Academy Ofsted Rating: Requires Improvement Pupils: 96 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



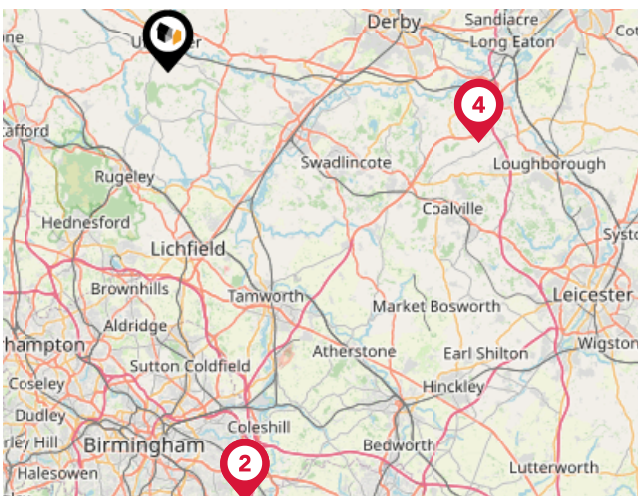
National Rail Stations

Pin	Name	Distance
1	Uttoxeter Rail Station	0.28 miles
2	Uttoxeter Rail Station	0.29 miles
3	Tutbury & Hatton Rail Station	7.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	16.6 miles
2	M6 TOLL T5	17.4 miles
3	M6 TOLL T4	18.14 miles
4	M6 TOLL T7	16.98 miles
5	M6 J13	13.91 miles

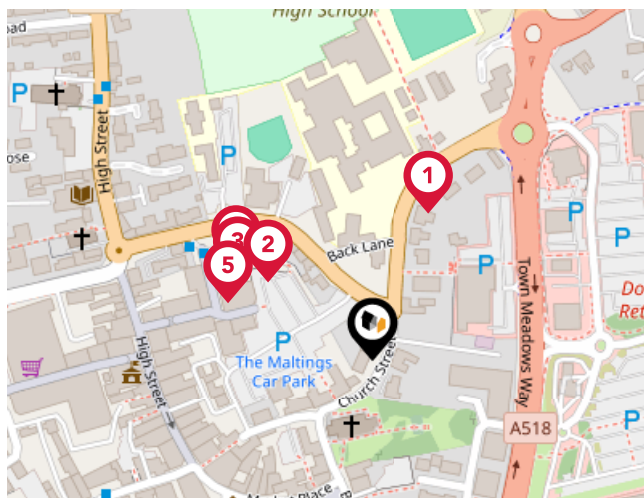


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	31.37 miles
2	Birmingham International Airport Terminal 1	31.37 miles
3	East Midlands Airport	22.81 miles
4	East Midlands Airport	22.83 miles

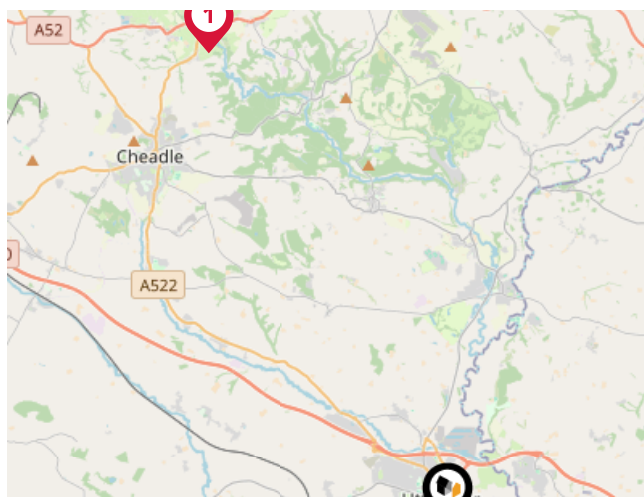
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thomas Alleyne's High School	0.09 miles
2	Bus Station	0.07 miles
3	Bus Station	0.09 miles
4	Bus Station	0.09 miles
5	Bus Station	0.09 miles



Local Connections

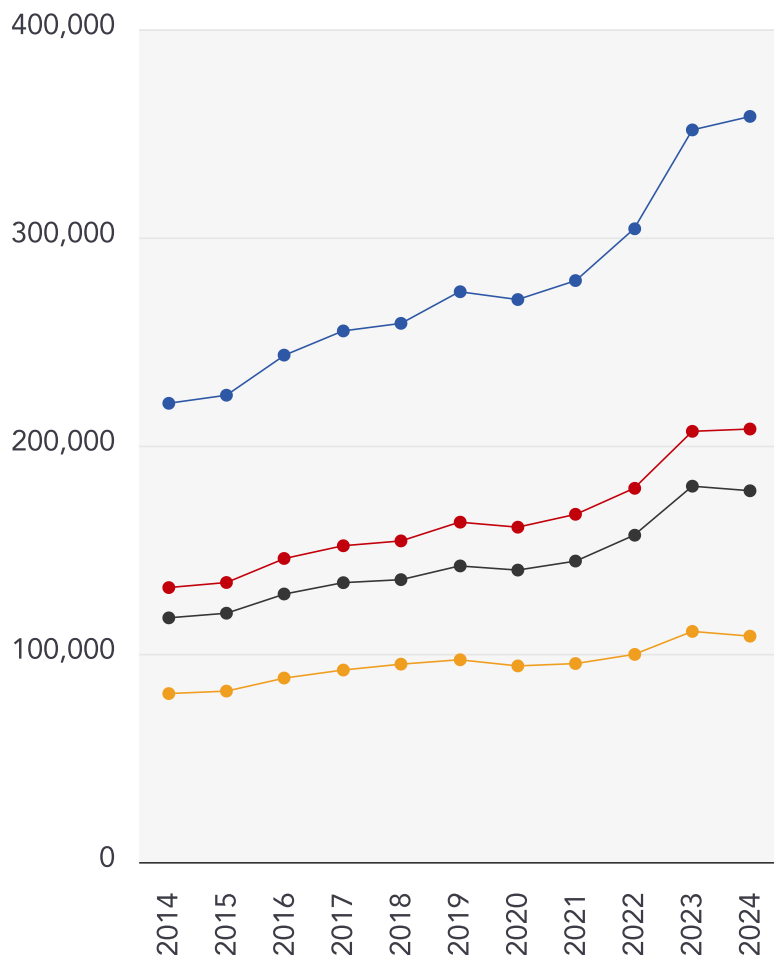
Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	9.45 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ST14



Detached

+62.55%

Semi-Detached

+57.78%

Terraced

+52.06%

Flat

+34.1%



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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