

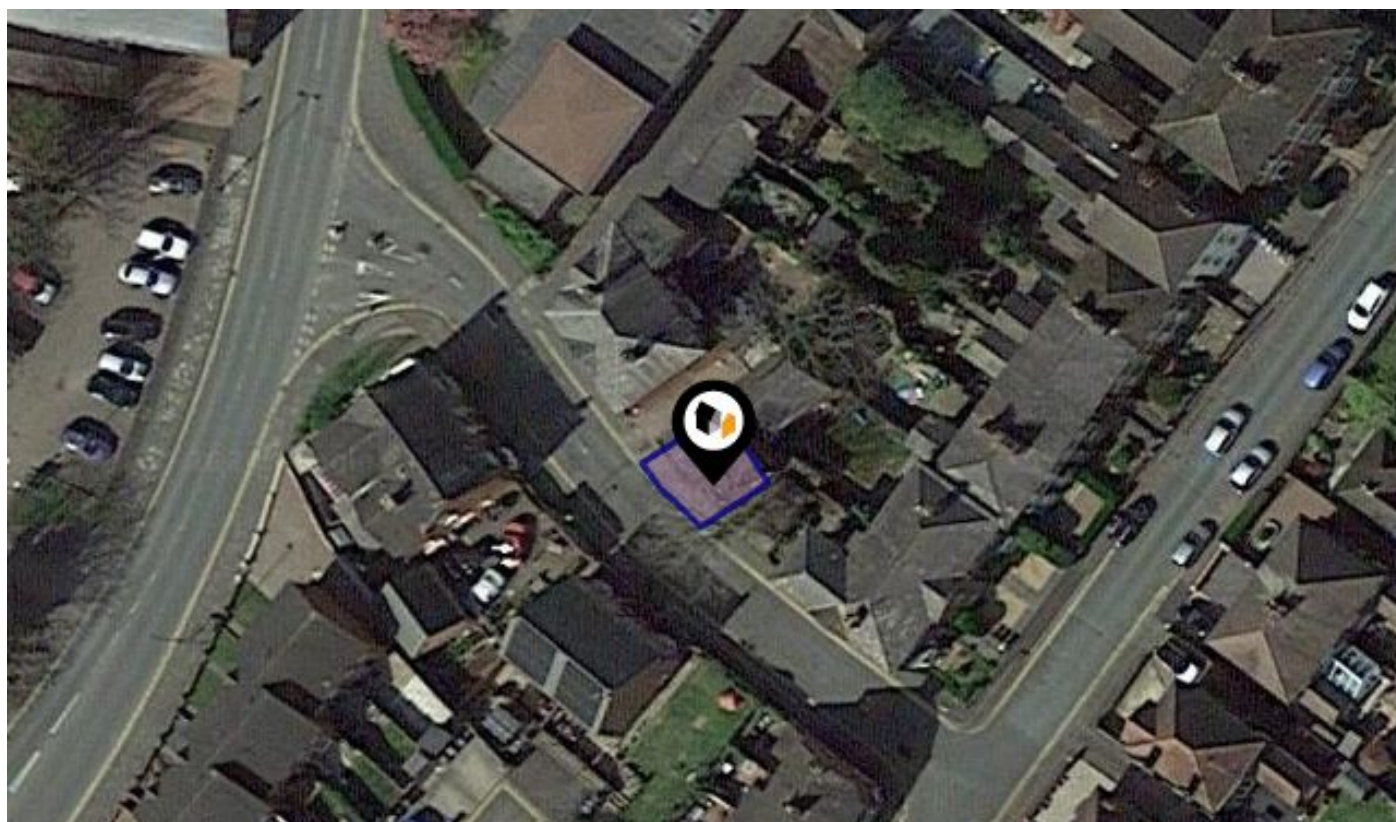


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 18<sup>th</sup> September 2024**



**LICHFIELD STREET, RUGELEY, WS15**

## **C residential**

Globe House Upper Brook Street Rugeley WS15 2DN

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www.cresidential.co.uk



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	624 ft <sup>2</sup> / 58 m <sup>2</sup>		
<b>Plot Area:</b>	0.01 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,694		
<b>Title Number:</b>	SF156134		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Lichfield Street, WS15

Energy rating

# E

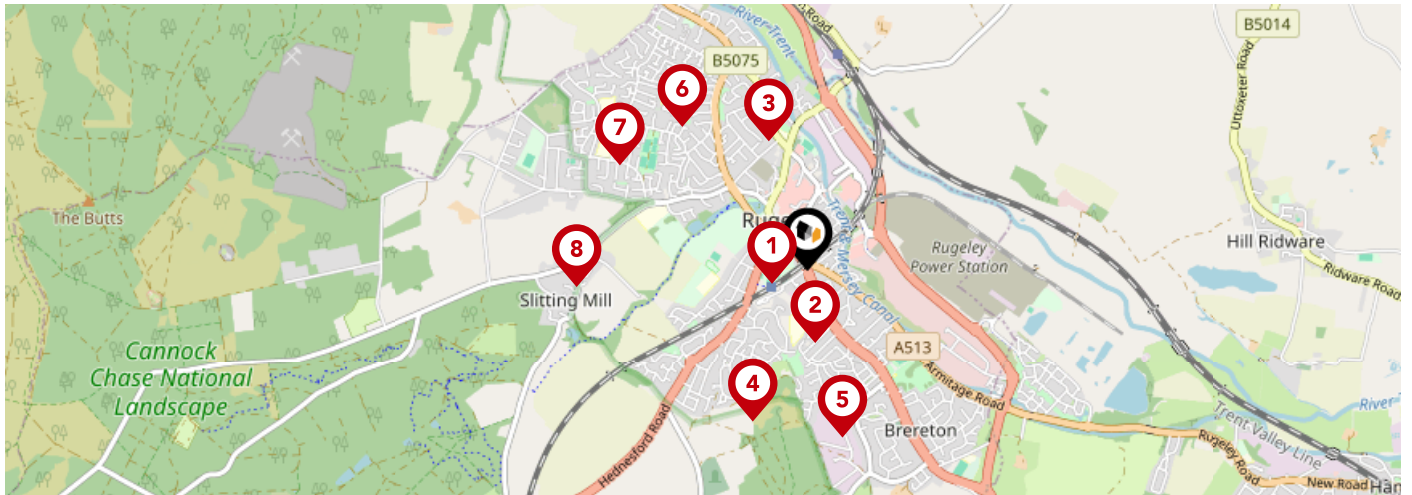
Valid until 18.11.2025

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

## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<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 during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	58 m <sup>2</sup>

# Area Schools

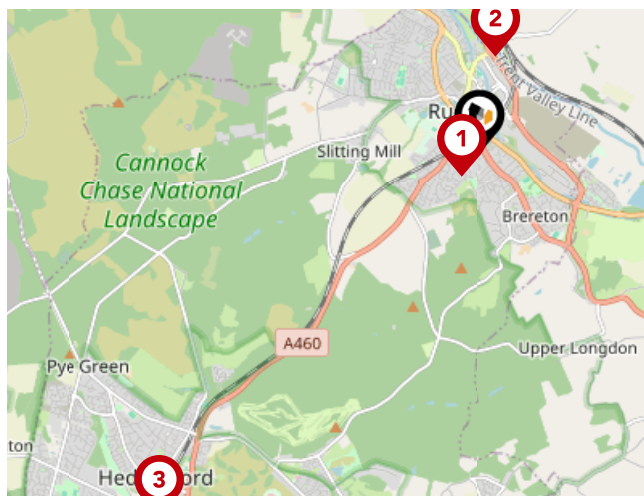


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Churchfield CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 134   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chase View Community Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Forest Hills Primary School</b> Ofsted Rating: Requires improvement   Pupils: 88   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 295   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Hart School</b> Ofsted Rating: Good   Pupils: 1261   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



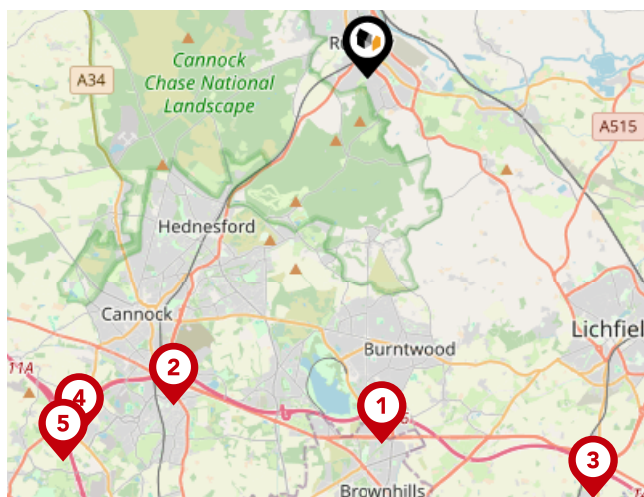
	Nursery	Primary	Secondary	College	Private
 <b>Hob Hill CE/Methodist (VC) Primary School</b> Ofsted Rating: Good   Pupils: 242   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Etching Hill CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 445   Distance:1.22	<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: Outstanding   Pupils: 94   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>JP Alternative Education</b> Ofsted Rating: Good   Pupils: 40   Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Croft Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Henry Chadwick Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St James Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 91   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rugeley School</b> Ofsted Rating: Good   Pupils: 58   Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



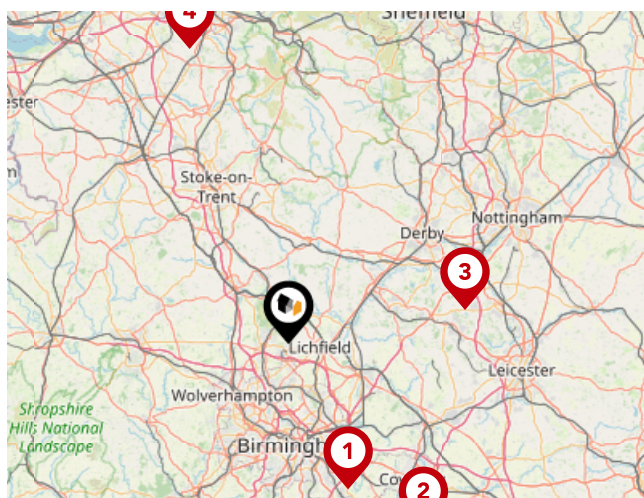
## National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	0.27 miles
2	Rugeley Trent Valley Rail Station	0.86 miles
3	Hednesford Rail Station	4.36 miles



## Trunk Roads/Motorways

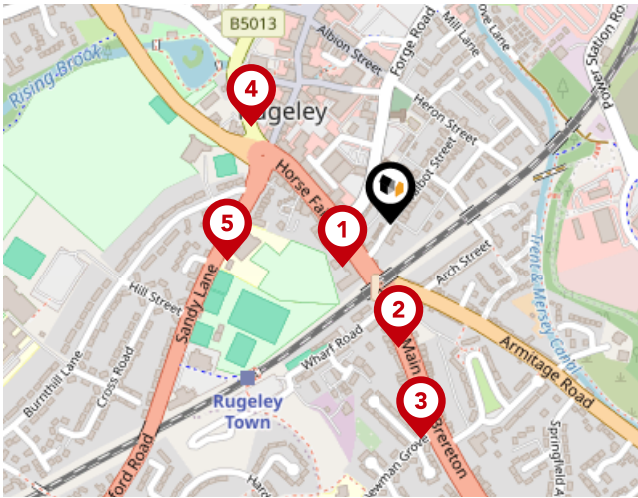
Pin	Name	Distance
1	M6 TOLL T6	6.56 miles
2	M6 TOLL T7	6.84 miles
3	M6 TOLL T5	8.56 miles
4	M6 TOLL T8	8.25 miles
5	M6 J11	8.79 miles



## Airports/Helipads

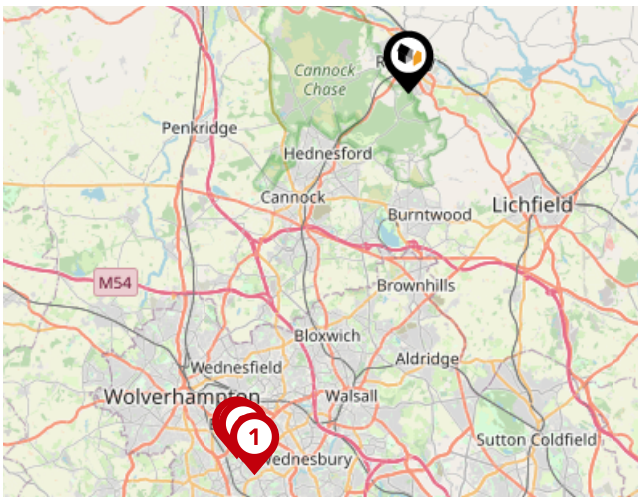
Pin	Name	Distance
1	Birmingham Airport	22.71 miles
2	Baginton	33.14 miles
3	East Mids Airport	25.7 miles
4	Manchester Airport	44.16 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Lichfield Street	0.07 miles
2	Wharf Road	0.14 miles
3	Newman Grove	0.24 miles
4	Bus Station	0.19 miles
5	Churchfield Primary Academy	0.19 miles



## Local Connections

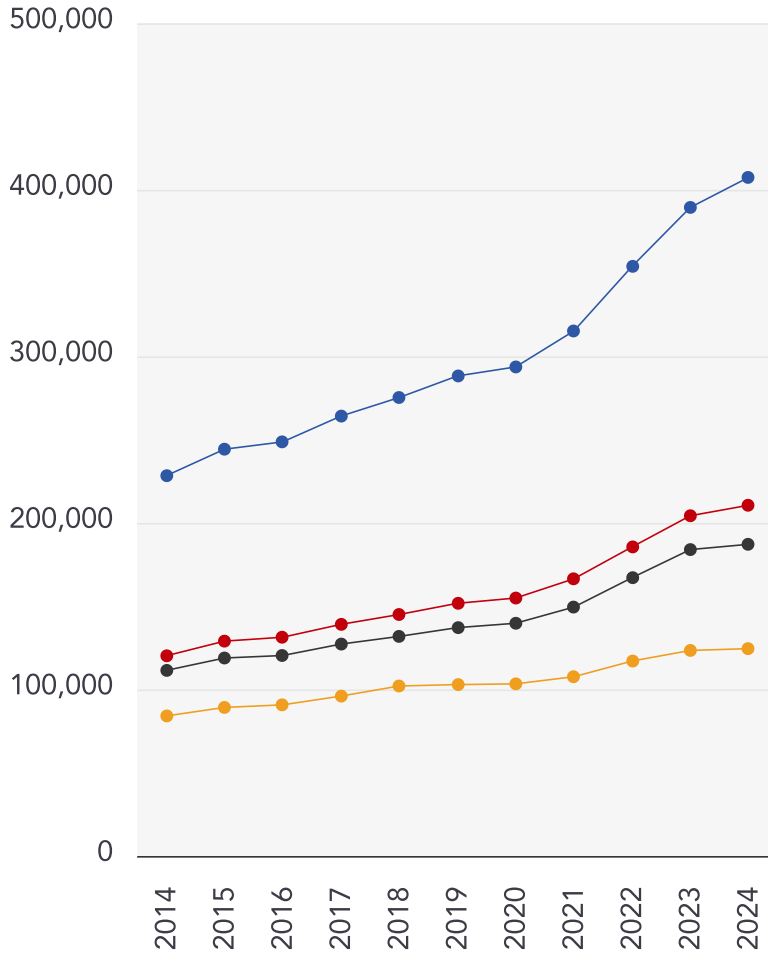
Pin	Name	Distance
1	Loxdale (Midland Metro Stop)	14.76 miles
2	Bilston Central (Midland Metro Stop)	14.53 miles
3	The Crescent (Midland Metro Stop)	14.5 miles



# 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**

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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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