

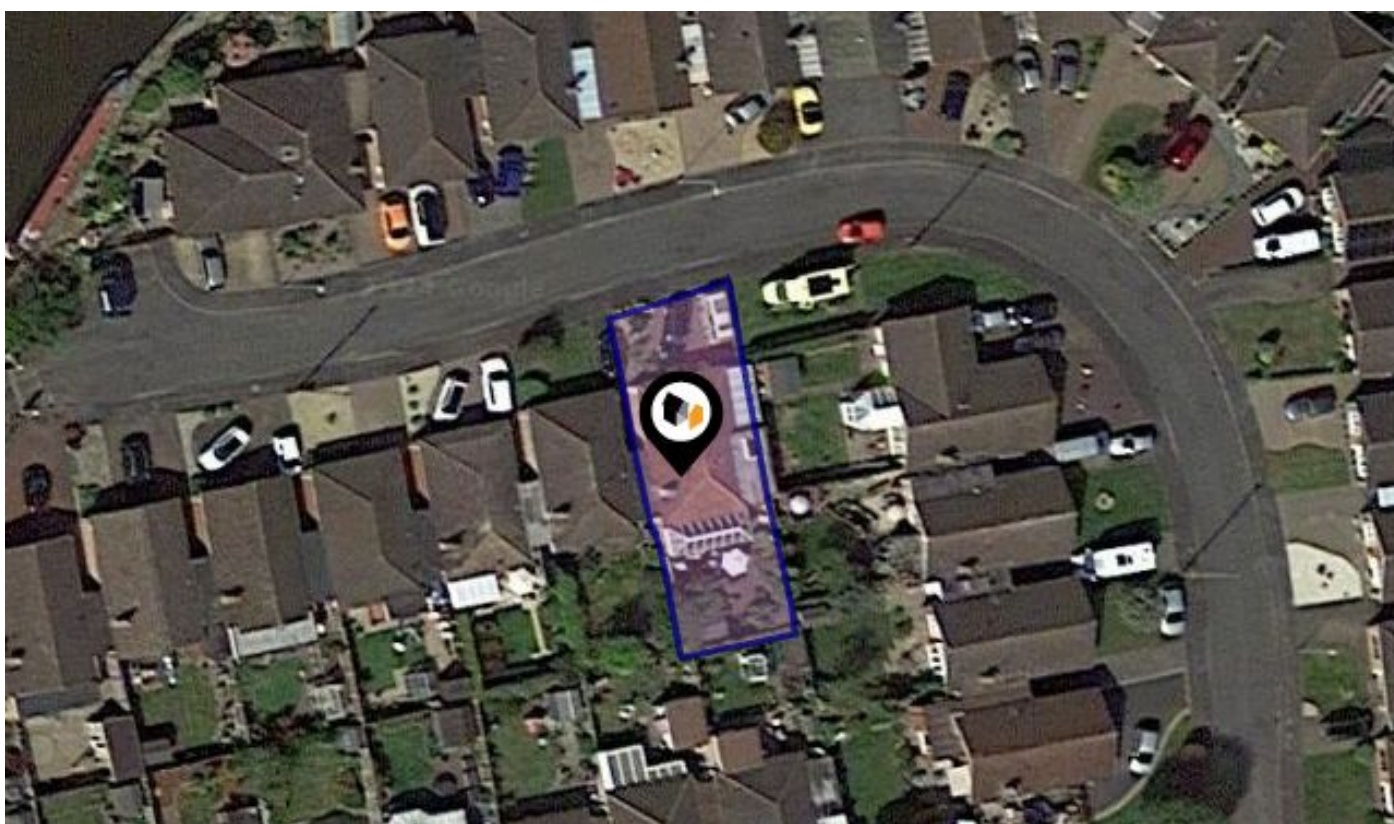


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th June 2024



ROOKERY CLOSE, RUGELEY, WS15

C residential

Globe House Upper Brook Street Rugeley WS15 2DN

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	SF434516		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	71 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Rookery Close, WS15

Energy rating

D

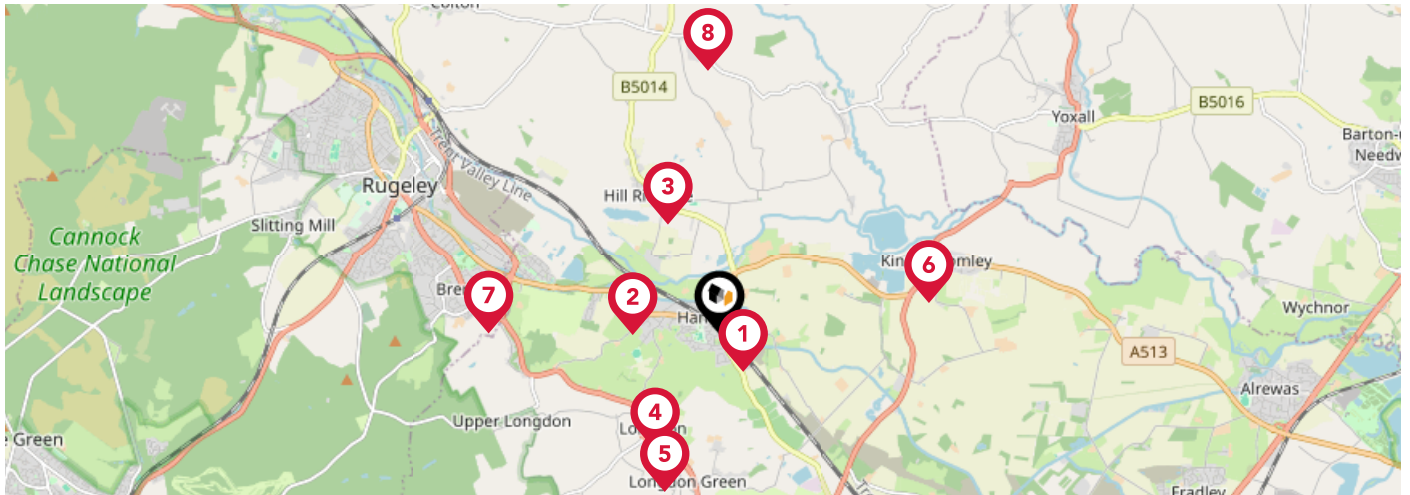
Valid until 31.01.2029









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

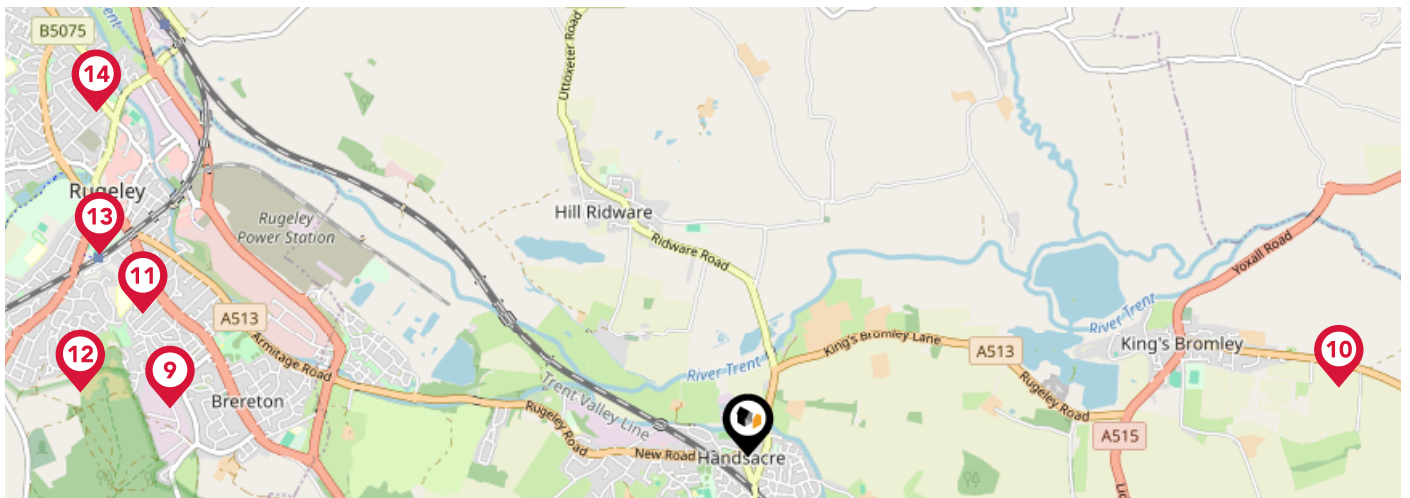
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²

Area Schools



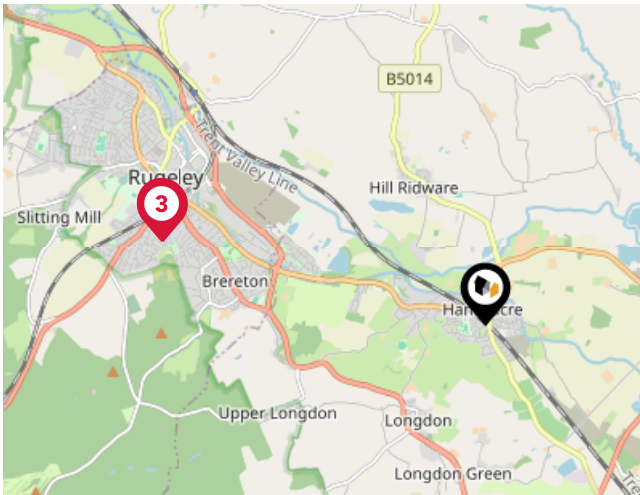
		Nursery	Primary	Secondary	College	Private
	Hayes Meadow Primary School Ofsted Rating: Good Pupils: 176 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Good Pupils: 198 Distance:0.78	<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:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longdon Hall School Ofsted Rating: Outstanding Pupils: 68 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Richard Crosse CofE Primary School Ofsted Rating: Outstanding Pupils: 112 Distance:1.9	<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:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rugeley School Ofsted Rating: Good Pupils: 49 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



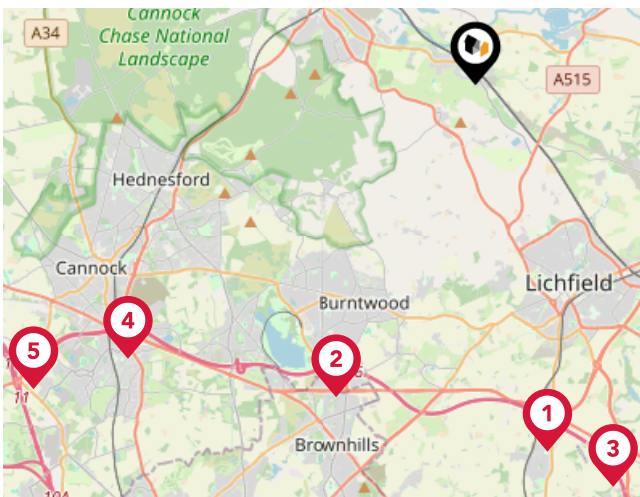
		Nursery	Primary	Secondary	College	Private
	Redbrook Hayes Community Primary School Ofsted Rating: Good Pupils: 200 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Options Trent Acres School Ofsted Rating: Outstanding Pupils: 13 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chase View Community Primary School Ofsted Rating: Good Pupils: 199 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churchfield CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 150 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chancel Primary School Ofsted Rating: Good Pupils: 216 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Friary School Ofsted Rating: Good Pupils: 1177 Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gentleshaw Primary Academy Ofsted Rating: Good Pupils: 160 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



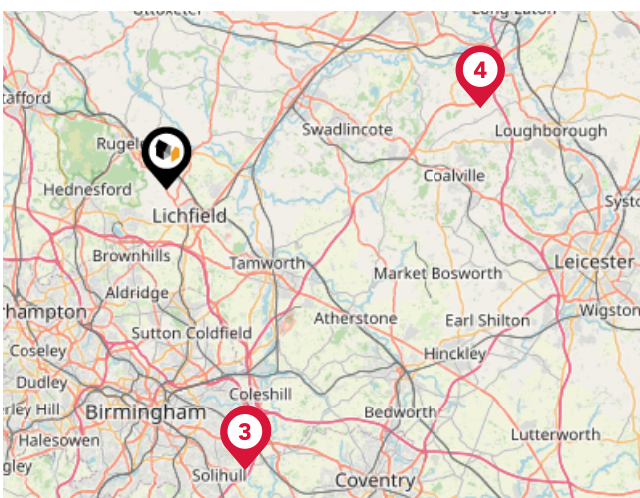
National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	2.99 miles
2	Rugeley Town Rail Station	3.01 miles
3	Rugeley Town Rail Station	3.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T5	6.71 miles
2	M6 TOLL T6	6.13 miles
3	M6 TOLL T4	7.63 miles
4	M6 TOLL T7	7.95 miles
5	M6 TOLL T8	9.64 miles

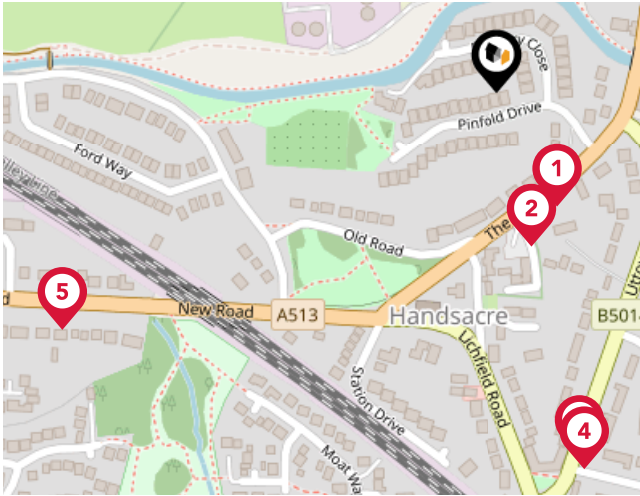


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	20.9 miles
2	Birmingham International Airport Terminal 1	20.9 miles
3	Birmingham International Airport Terminal 2	21 miles
4	East Midlands Airport	23.22 miles

Area

Transport (Local)



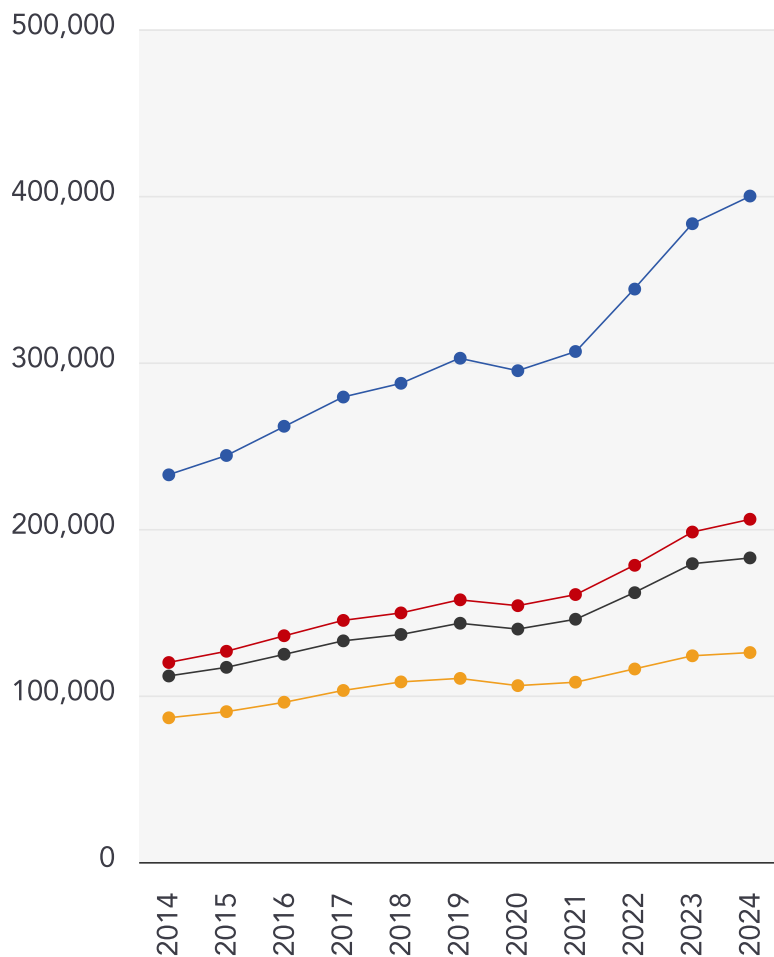
Bus Stops/Stations

Pin	Name	Distance
1	Pinfold Drive	0.07 miles
2	Pinfold Drive	0.09 miles
3	Tuppenhurst Lane	0.21 miles
4	Tuppenhurst Lane	0.22 miles
5	Far Lady Croft	0.28 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

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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