

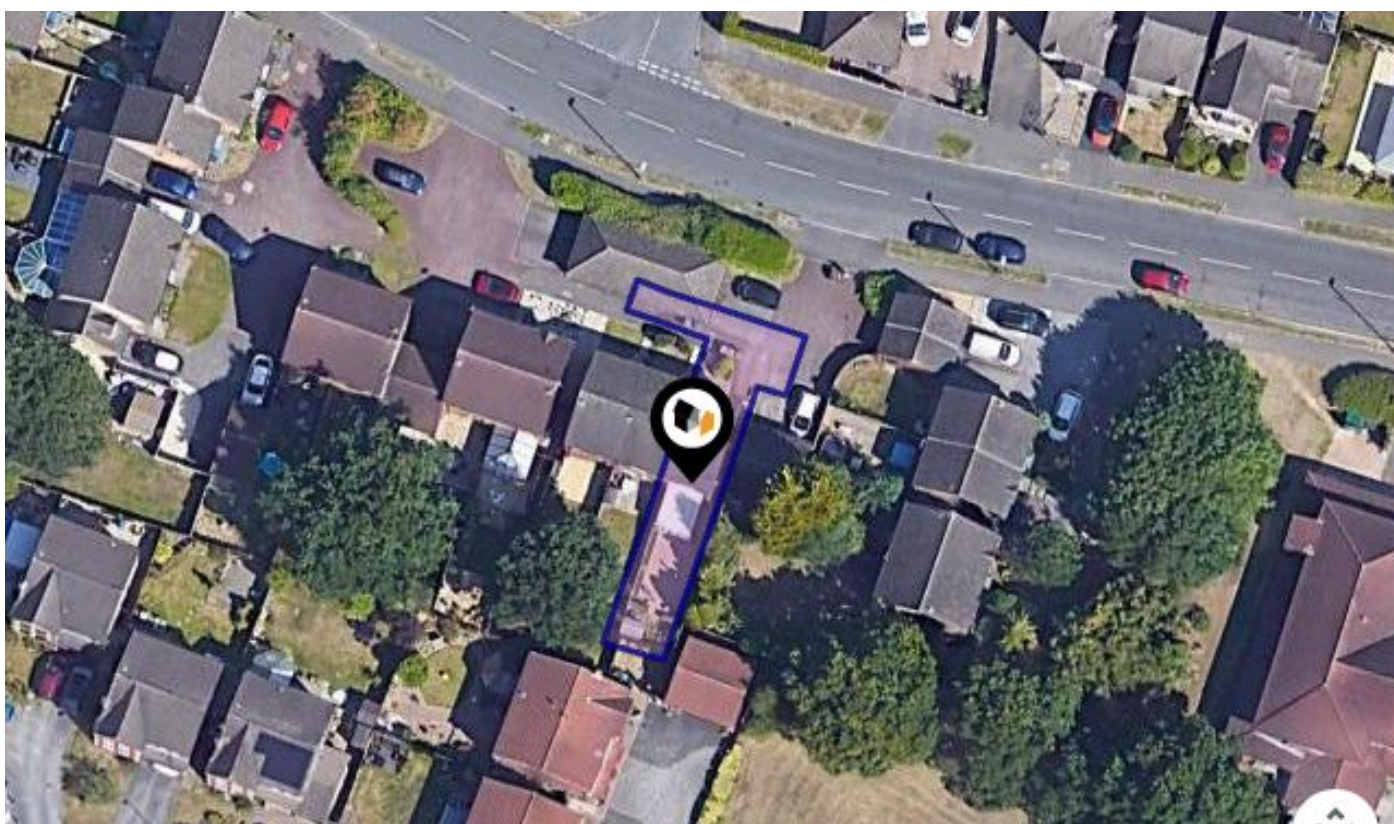


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 03<sup>rd</sup> September 2025**



**SMALLEY DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Well-Presented, Two-Bedroom Semi-Detached Home
- > Excellent First Time Buy, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking And Garage

### Property Description

A well-presented two-bedroom semi-detached home is situated in the highly sought-after area of Oakwood, within a short walk to the local amenities. With modern living accommodation and no upward chain, the property benefits from gas central heating, UPVC double glazing, off-road parking and a garage! In brief the accommodation comprises; entrance hall, kitchen, living room with feature fireplace and patio doors to the conservatory. To the first floor are two bedrooms and a shower room with white three piece suite. To the outside of the property there is a driveway providing off-road parking and garage. To the rear elevation is an enclosed, south-facing, low maintenance garden being block paved with decorative bark borders. Oakwood itself offers a good range of local amenities including shops, schools and transport links together with easy access for Derby City Centre, Meteor Centre and road links with the A38 and A52 respectively.

### Room Measurement & Details

Entrance Hallway: (5'10" x 9'3") 1.78 x 2.82

Kitchen: (6'5" x 9'4") 1.96 x 2.84

Living Room: (12'6" x 13'8") 3.81 x 4.17

Conservatory: (8'1" x 10'10") 2.46 x 3.30

First Floor Landing: (3'2" x 5'1") 0.97 x 1.55

Bedroom One: (12'7" x 9'6") 3.84 x 2.90

Bedroom Two: (9'1" x 8'3") 2.77 x 2.51

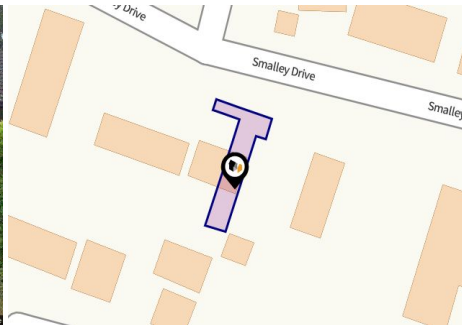
Shower Room: (6'1" x 6'4") 1.85 x 1.93

Garage: (8'2" x 18'7") 2.49 x 5.66

Situated to the front of the property.

### Buyer Information:










1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY451682		

## Local Area

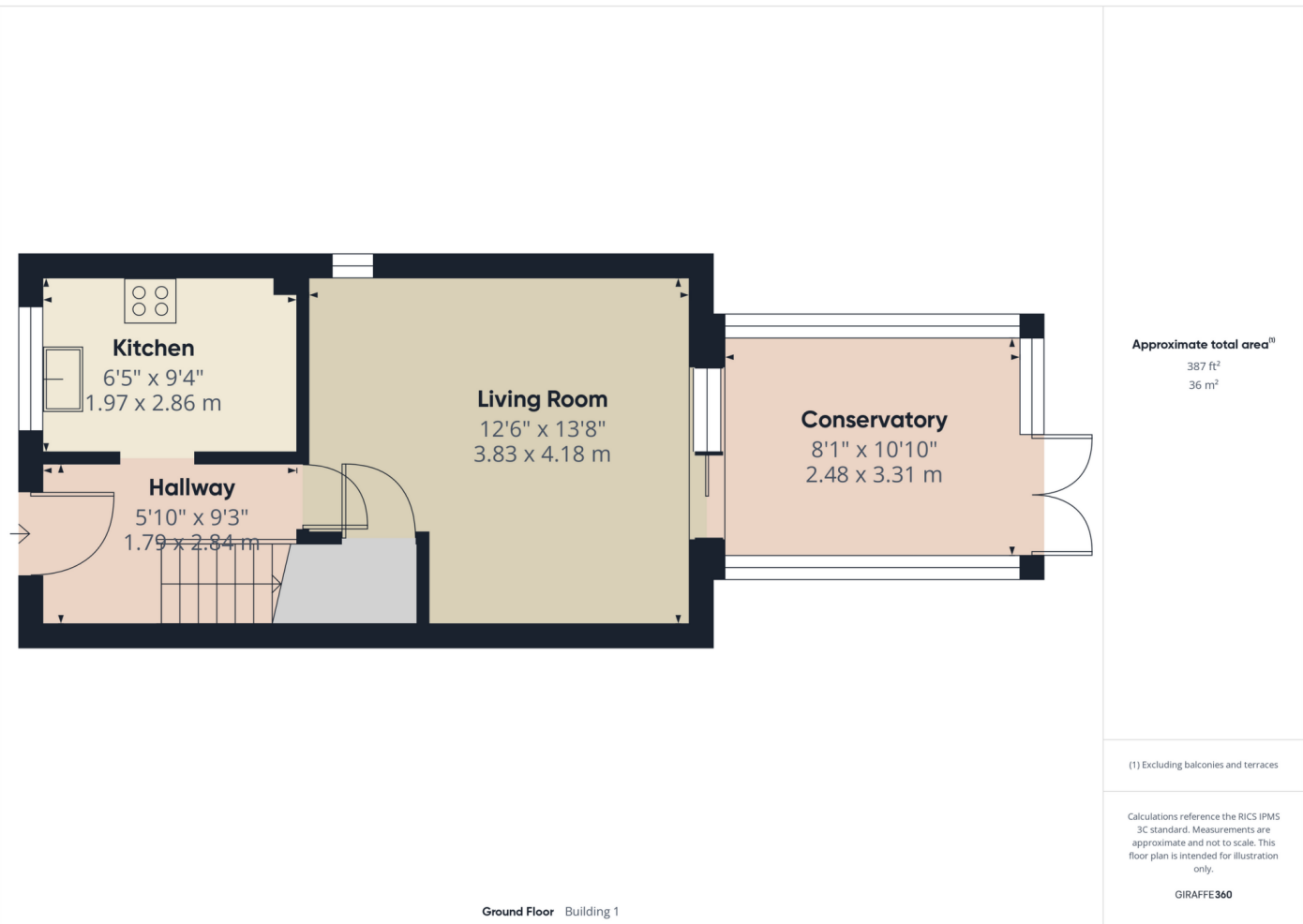
Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	1	76	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	sky
				



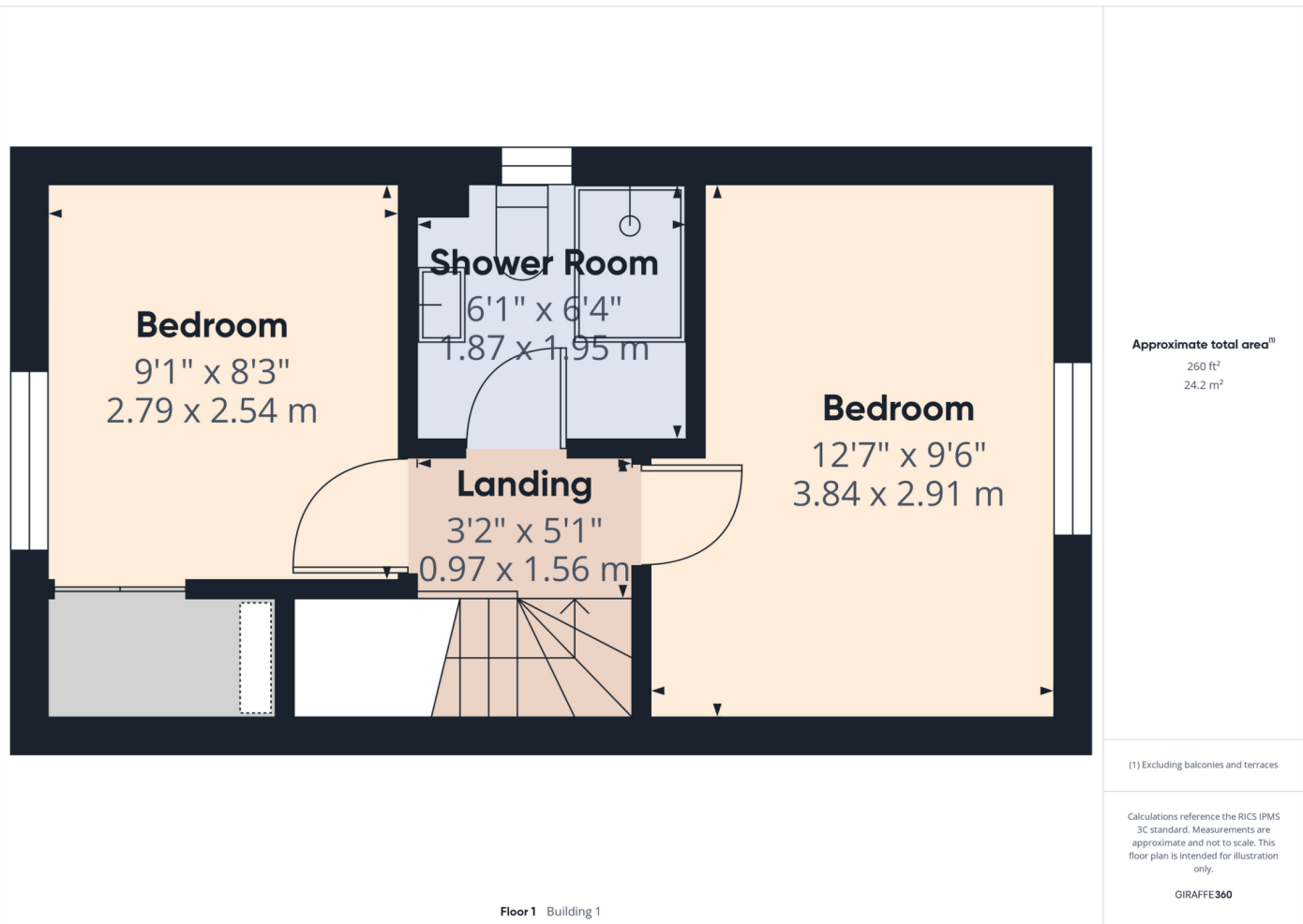




**SMALLEY DRIVE, OAKWOOD, DERBY, DE21**

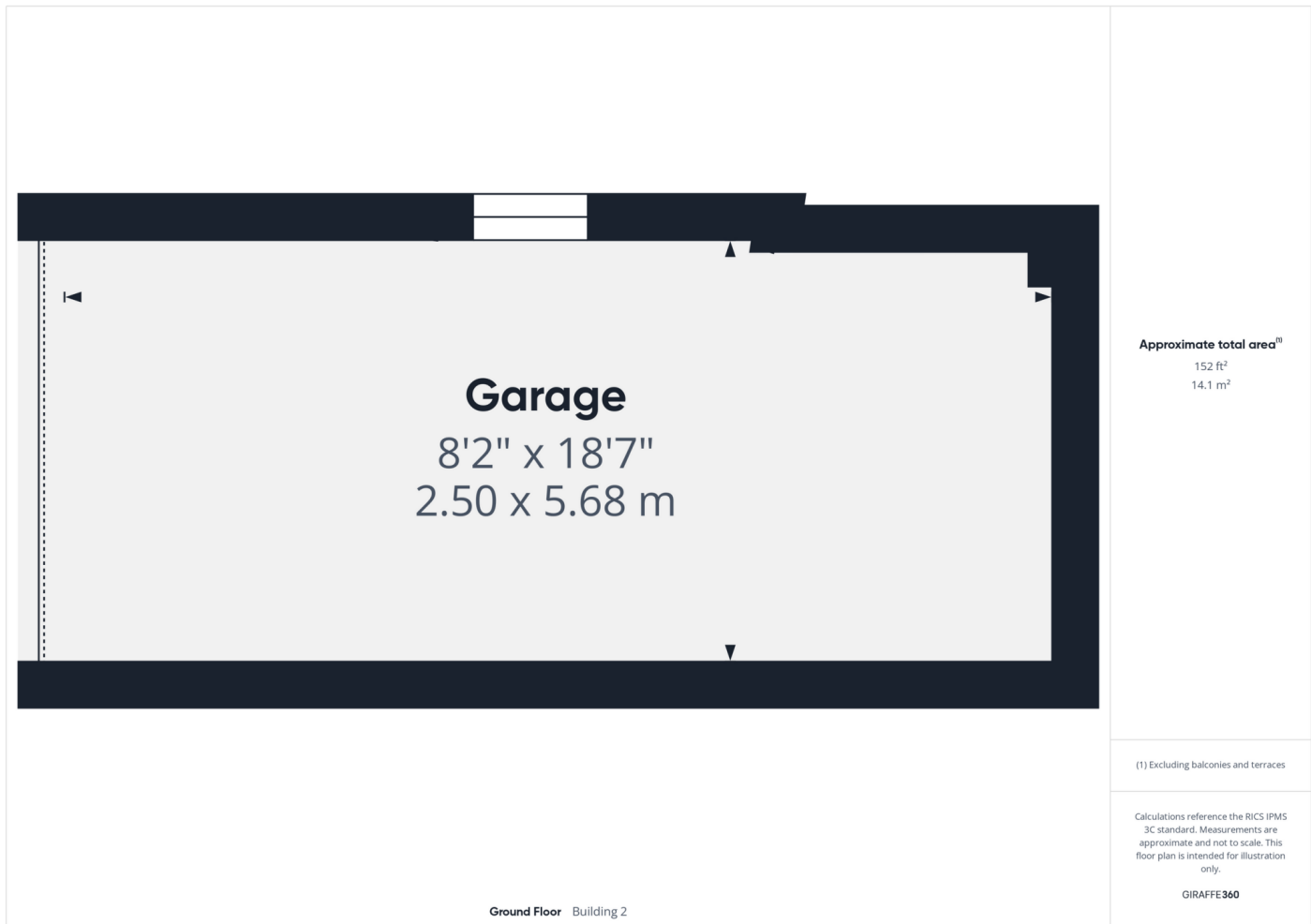


**SMALLEY DRIVE, OAKWOOD, DERBY, DE21**



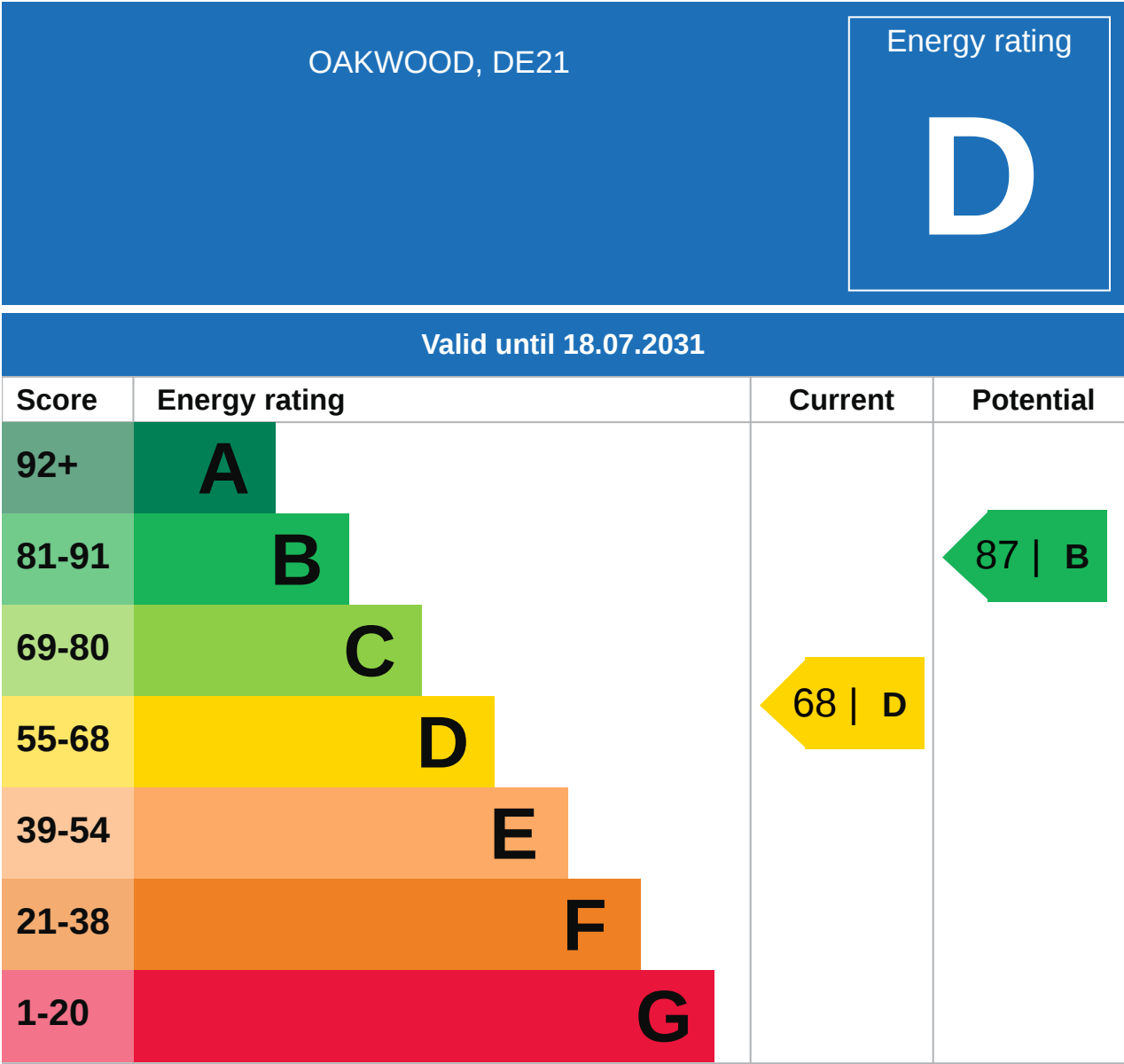


**SMALLEY DRIVE, OAKWOOD, DERBY, DE21**





# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>



## Hannells

---

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

## Financial Services

---

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

## Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

## Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

## Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents



# Hannells

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

