

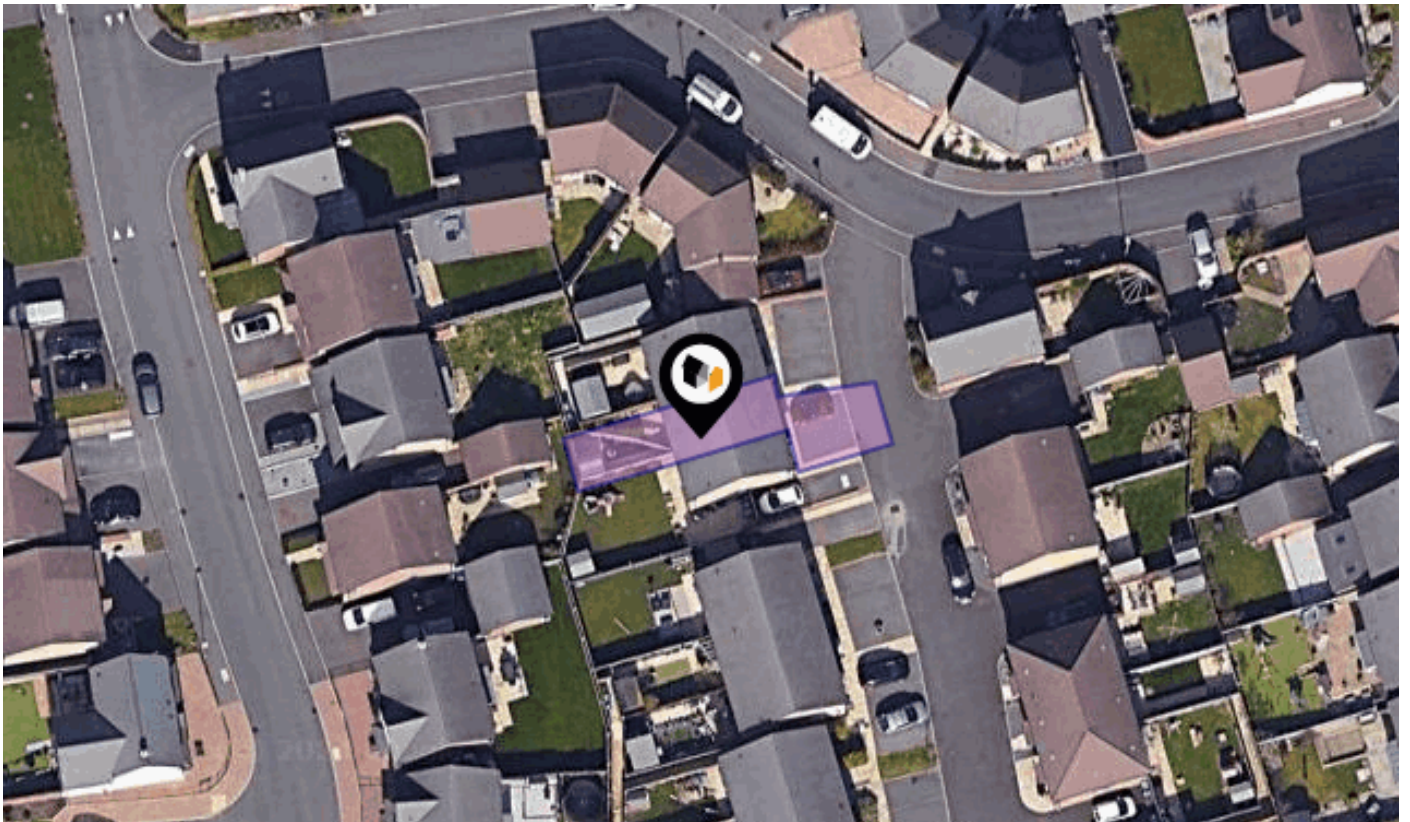


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th February 2024



MATTHEWS DRIVE, HEDNESFORD, CANNOCK, WS12

OIRO : £200,000

Mark Garner Powered By EXP

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Property

Type:	Terraced	Last Sold £/ft²:	£252
Bedrooms:	2	OIRO:	£200,000
Floor Area:	753 ft ² / 70 m ²	Tenure:	Freehold
Plot Area:	0.03 acres		
Year Built :	2017		
Council Tax :	Band B		
Annual Estimate:	£1,546		
Title Number:	SF630560		
UPRN:	10091050555		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	2000 mb/s
		

Mobile Coverage: (based on calls indoors)



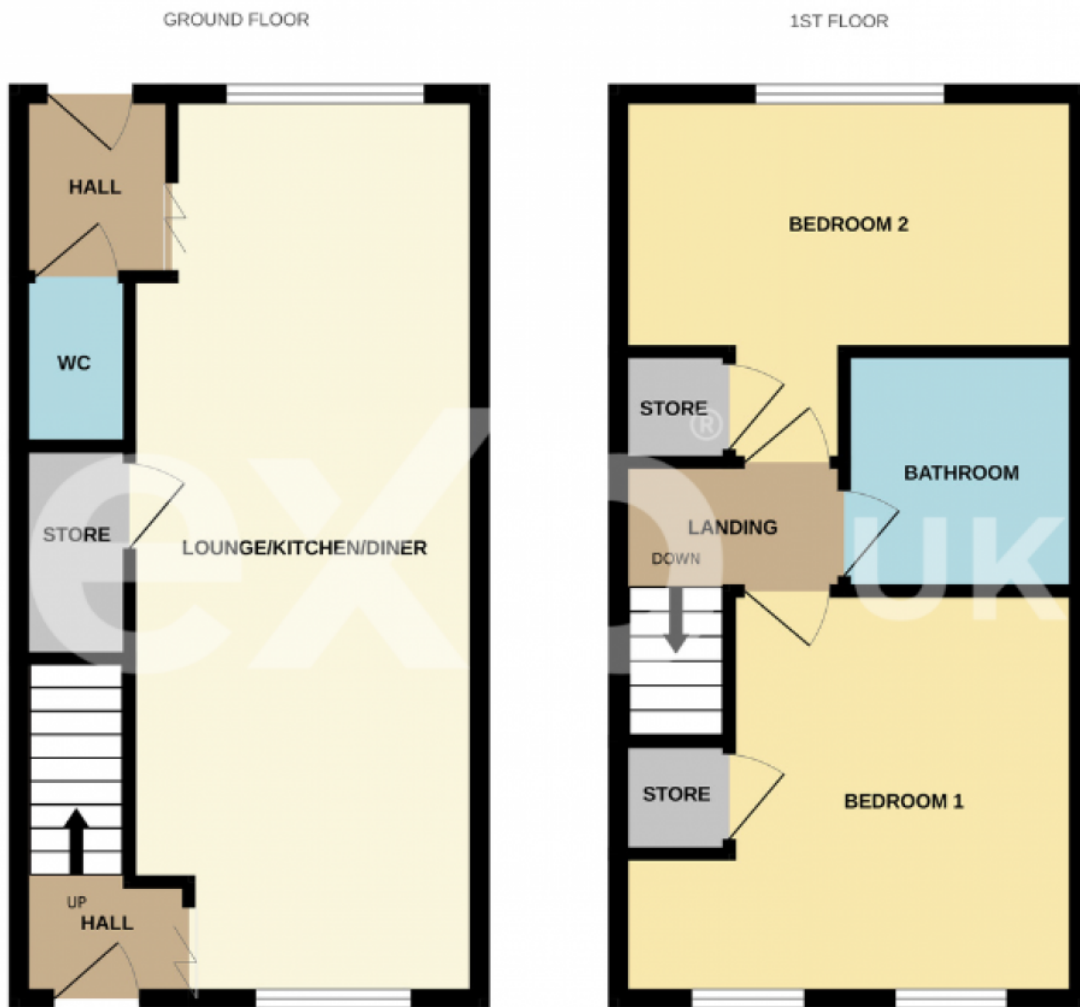
Satellite/Fibre TV Availability:







MATTHEWS DRIVE, HEDNESFORD, CANNOCK, WS12



2 BED MID TERRACE

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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Matthews Drive, Hednesford, WS12

Energy rating

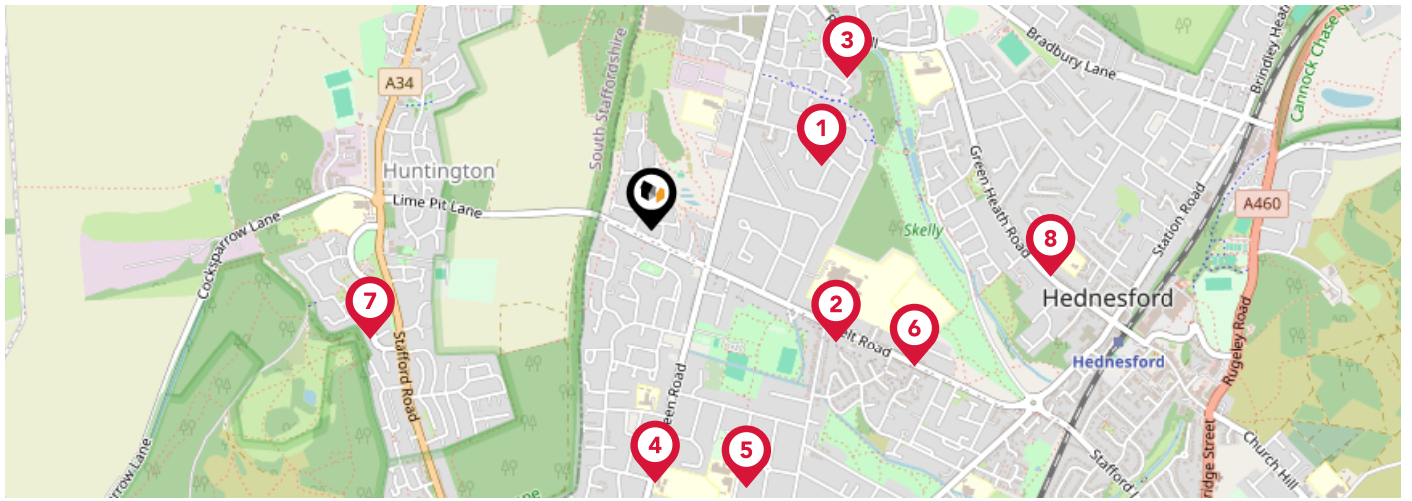
B

Valid until 18.04.2027

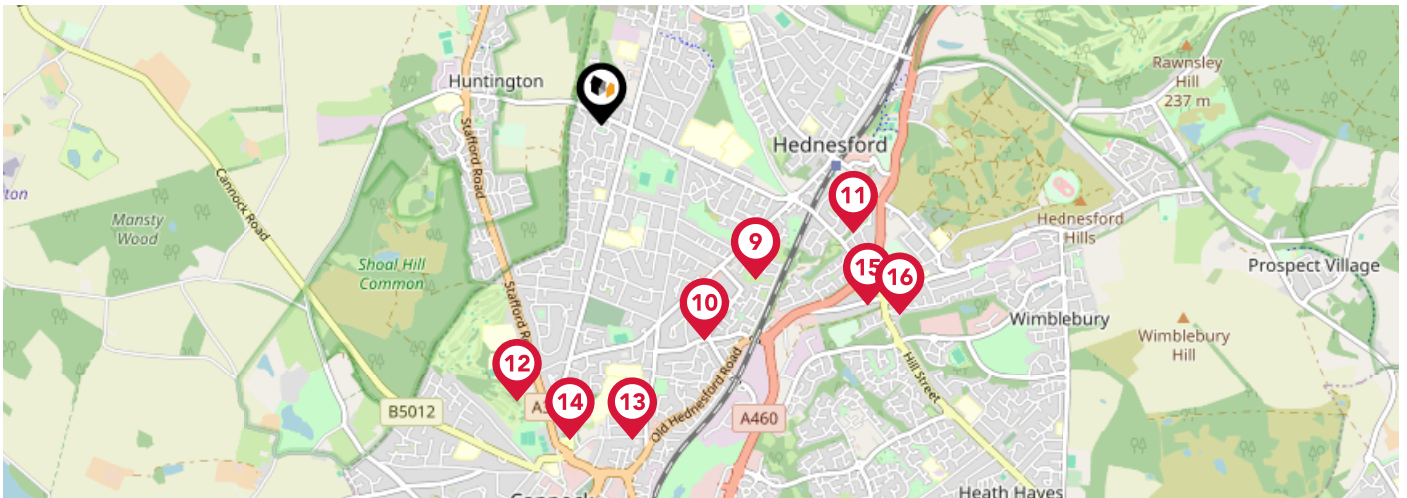
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m ² K
Total Floor Area:	70 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Poppyfield Primary Academy Ofsted Rating: Not Rated Pupils: 24 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Staffordshire University Academy Ofsted Rating: Requires Improvement Pupils: 586 Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Pye Green Academy Ofsted Rating: Good Pupils: 380 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Moorhill Primary School Ofsted Rating: Requires improvement Pupils: 362 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Redhill Primary School Ofsted Rating: Good Pupils: 172 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hednesford Valley High School Ofsted Rating: Good Pupils: 179 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Littleton Green Community School Ofsted Rating: Good Pupils: 369 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 West Hill Primary School Ofsted Rating: Good Pupils: 367 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

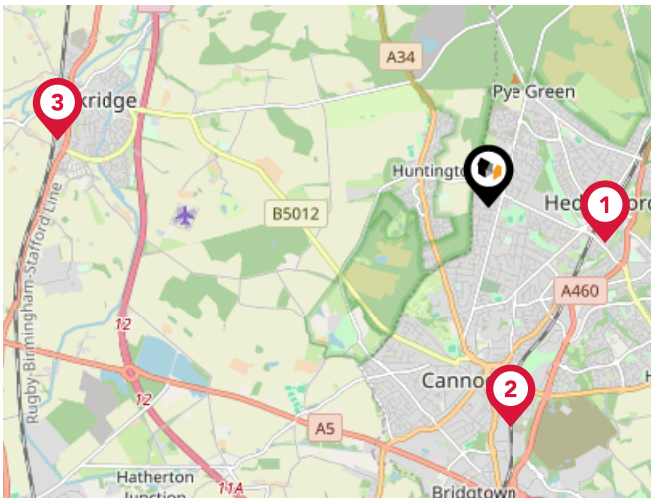


	Nursery	Primary	Secondary	College	Private
<p>9 Chadsmoor Community Infants and Nursery School Ofsted Rating: Requires Improvement Pupils: 175 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Chadsmoor CofE (VC) Junior School Ofsted Rating: Good Pupils: 231 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hednesford Nursery School Ofsted Rating: Good Pupils: 17 Distance:1.23</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cardinal Griffin Catholic College Ofsted Rating: Good Pupils: 870 Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cannock Chase High School Ofsted Rating: Good Pupils: 871 Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Sherbrook Primary School Ofsted Rating: Good Pupils: 134 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Kingsmead School Ofsted Rating: Good Pupils: 1122 Distance:1.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

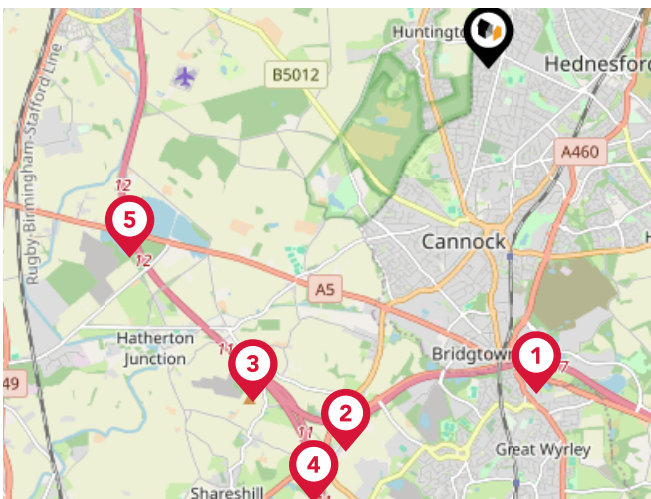
Transport (National)

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exp UK



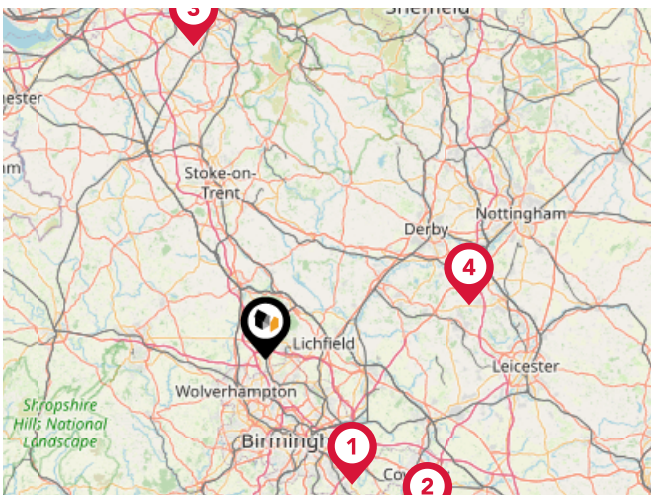
National Rail Stations

Pin	Name	Distance
1	Hednesford Rail Station	1.1 miles
2	Cannock Rail Station	1.98 miles
3	Penkridge Rail Station	3.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T7	2.94 miles
2	M6 TOLL T8	3.66 miles
3	M6 J11A	3.65 miles
4	M6 J11	4.2 miles
5	M6 J12	3.64 miles

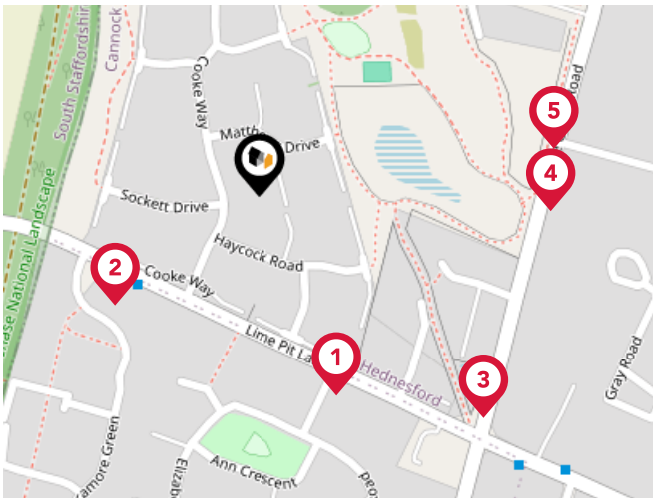


Airports/Helipads






Pin	Name	Distance
1	Birmingham International Airport	21.95 miles
2	Coventry Airport	33.39 miles
3	Manchester Airport	45.87 miles
4	East Midlands Airport	30.19 miles

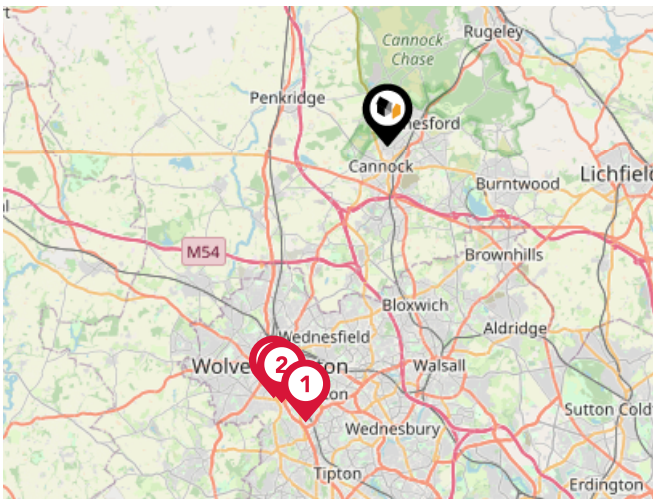
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Margaret Drive	0.12 miles
	Sycamore Green	0.1 miles
	Lime Pit Lane	0.18 miles
	Broadway	0.16 miles
	Broadway	0.17 miles



Local Connections

Pin	Name	Distance
	Priestfield (Midland Metro Stop)	10.32 miles
	The Royal (Midland Metro Stop)	9.97 miles
	Wolverhampton St George's (Midland Metro Stop)	9.91 miles

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About Us

MARK GARNER


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It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

Testimonial 1



Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2



Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3



Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4



The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accepted an offer for our house within 3 days from the day the advert appeared online. Highly recommend.



/markgarnerestateagent



/mark_b_garner/



/in/themarkgarner/

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Mark Garner Powered By EXP 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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