

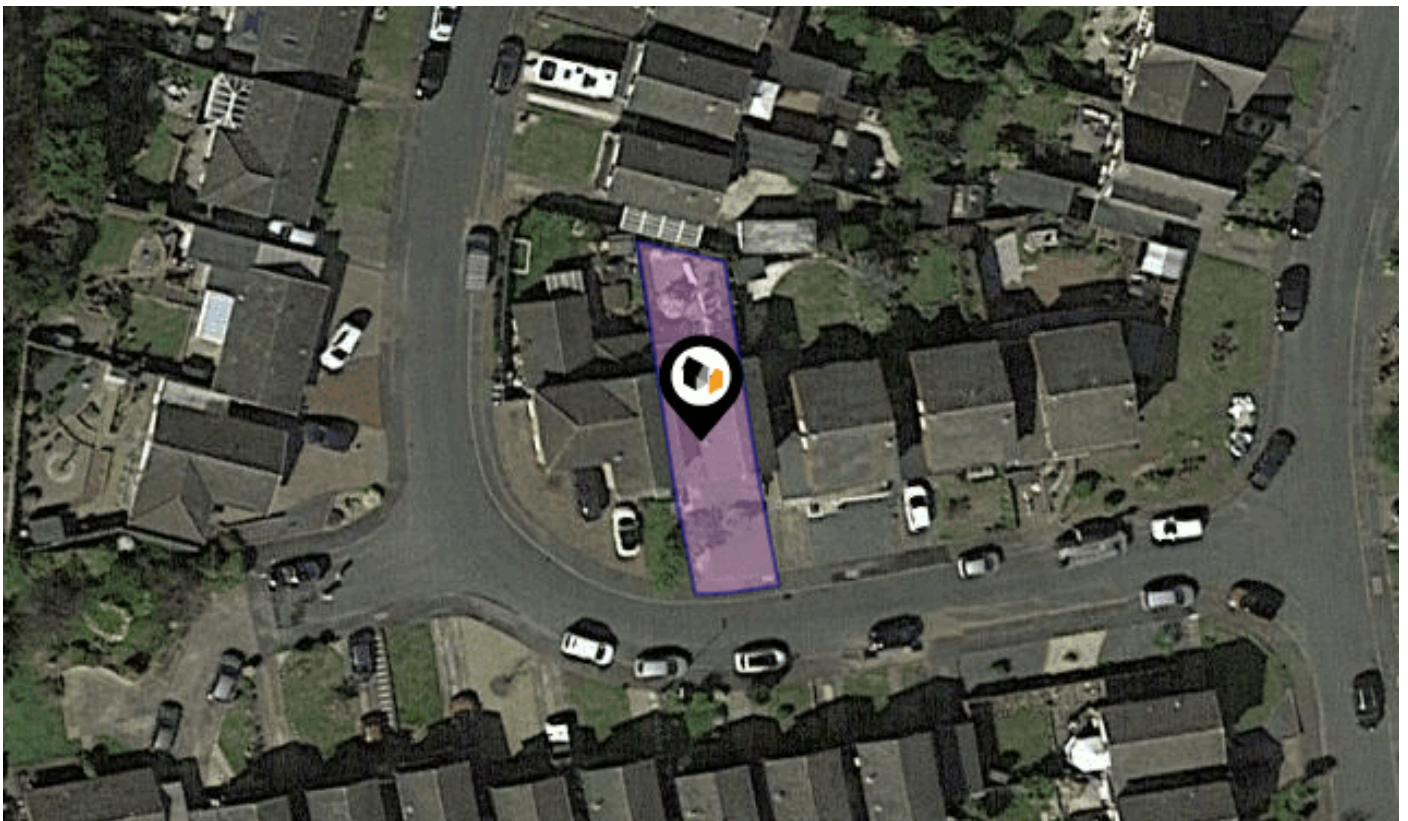


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12<sup>th</sup> May 2023



## WAVERLEY GARDENS, RUGELEY, WS15

### C residential

Globe House Upper Brook Street Rugeley WS15 2DN

01889 583377

ang@cresidential.co.uk

www.cresidential.co.uk



# Property Overview



residential



## Property

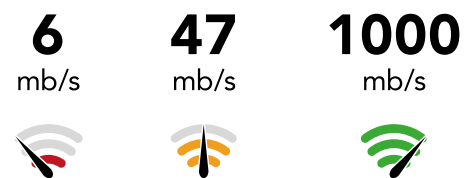
<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	936 ft <sup>2</sup> / 87 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,767
<b>Title Number:</b>	SF131424
<b>UPRN:</b>	100031647679

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Staffordshire
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

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



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



**Satellite/Fibre TV Availability:**





Energy rating

D

Valid until 27.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;">83   B</div>
69-80	C		
55-68	D	<div style="background-color: #ffc107; color: black; padding: 5px; display: inline-block;">68   D</div>	
39-54	E		
21-38	F		
1-20	G		

# Property

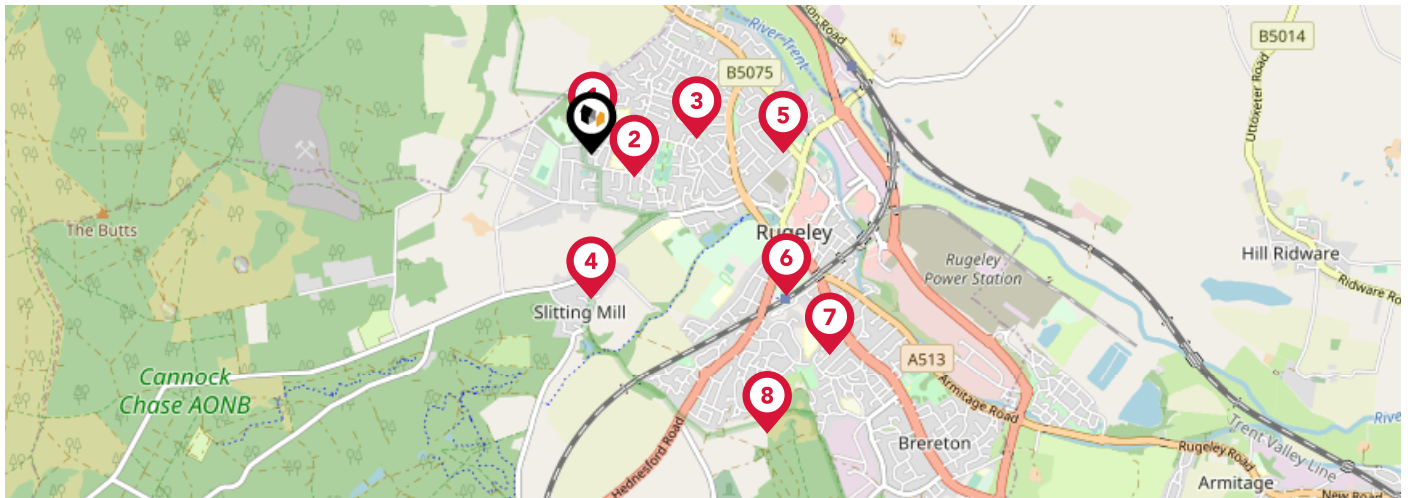
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 200 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 73% of fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

# Area Schools

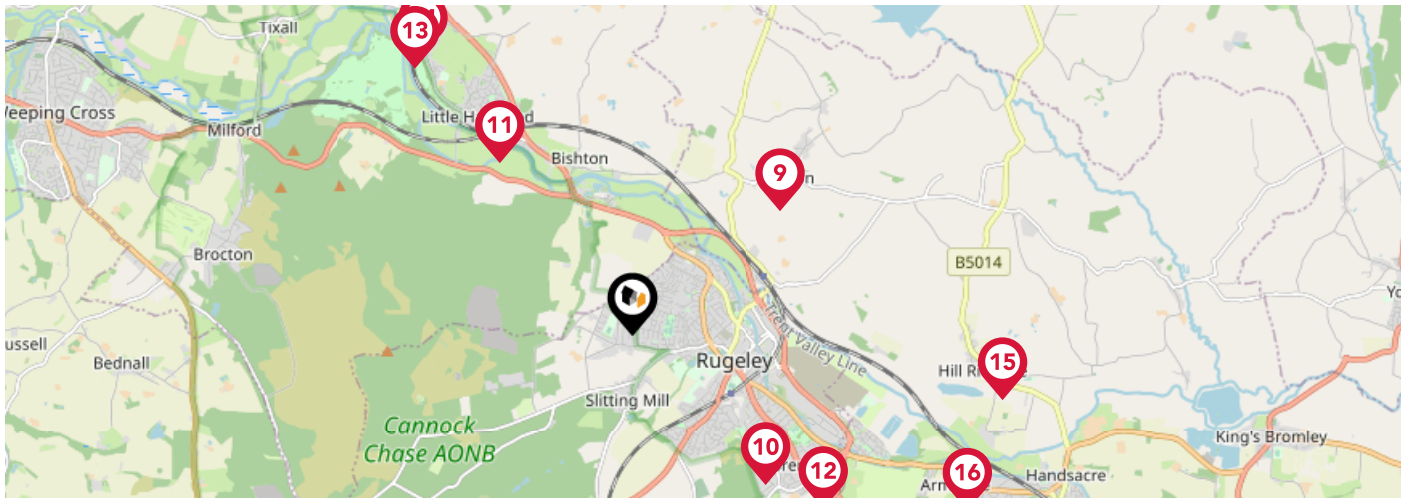


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Etching Hill CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 376   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Forest Hills Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Hart School</b> Ofsted Rating: Good   Pupils: 1179   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Churchfield CofE Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 150   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chase View Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

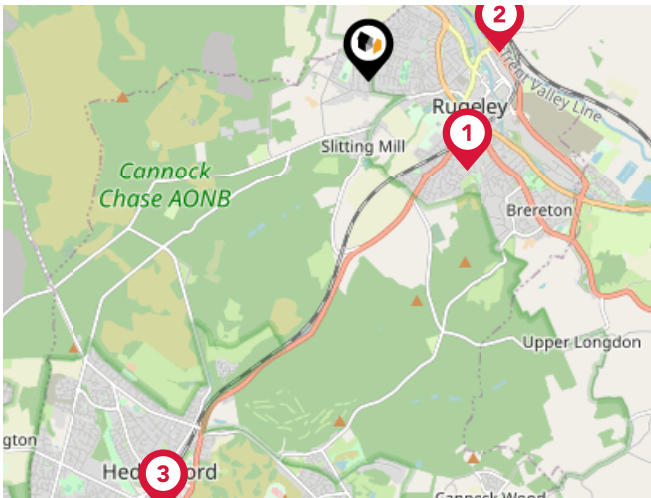


residential



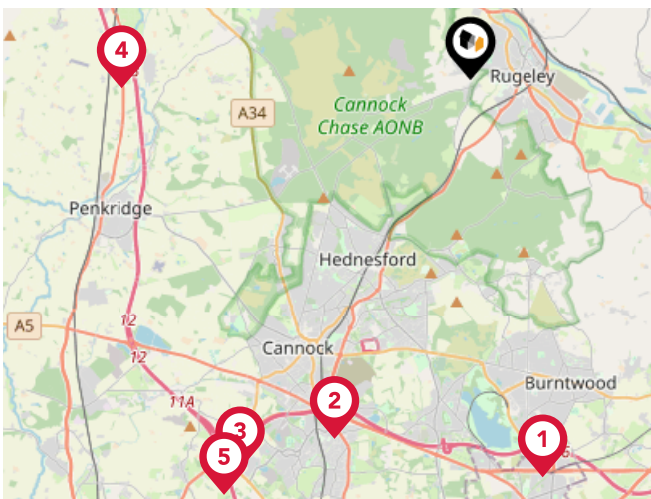
		Nursery	Primary	Secondary	College	Private
	<b>The St. Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colwich CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 171   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hob Hill CE/Methodist (VC) Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anson CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 105   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 61   Distance:3.14	<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: 100   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Croft Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



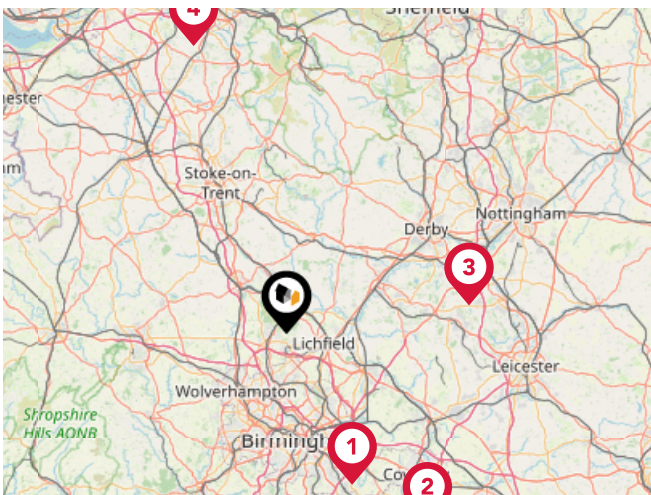
## National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	1.2 miles
2	Rugeley Trent Valley Rail Station	1.21 miles
3	Hednesford Rail Station	4.28 miles



## Trunk Roads/Motorways

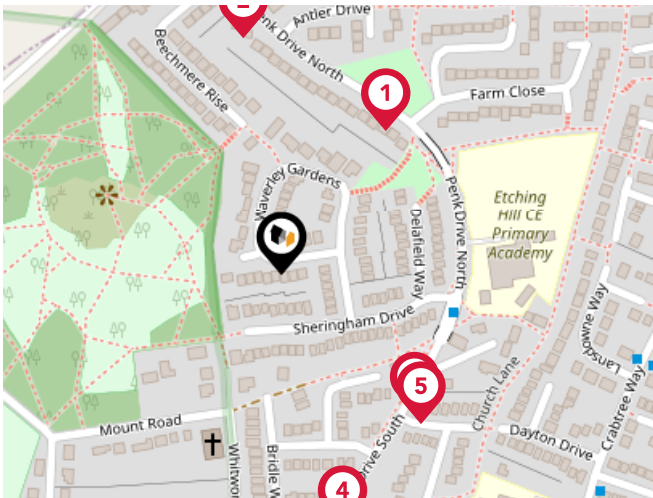
Pin	Name	Distance
1	M6 TOLL T6	7.25 miles
2	M6 TOLL T7	6.92 miles
3	M6 TOLL T8	8.14 miles
4	M6 J13	6.27 miles
5	M6 J11	8.68 miles



## Airports/Helipads

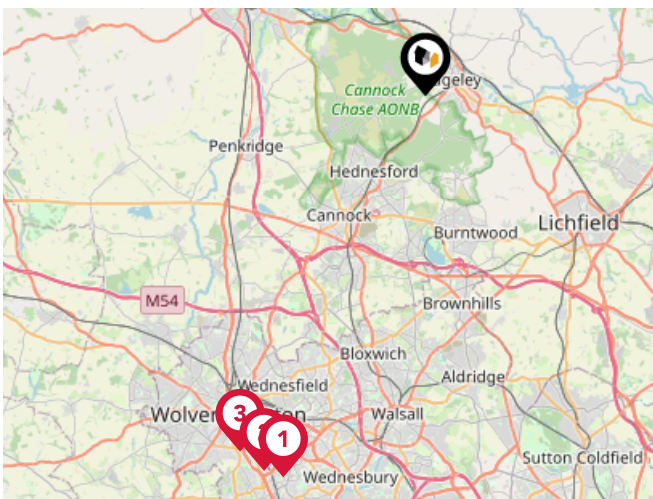
Pin	Name	Distance
1	Birmingham International Airport	23.64 miles
2	Coventry Airport	34.22 miles
3	East Midlands Airport	26.61 miles
4	Manchester Airport	43.2 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Farm Close	0.1 miles
2	Beechmere Rise	0.13 miles
3	Thistle Close	0.11 miles
4	Bridle Walk	0.15 miles
5	Thistle Close	0.11 miles



## Local Connections

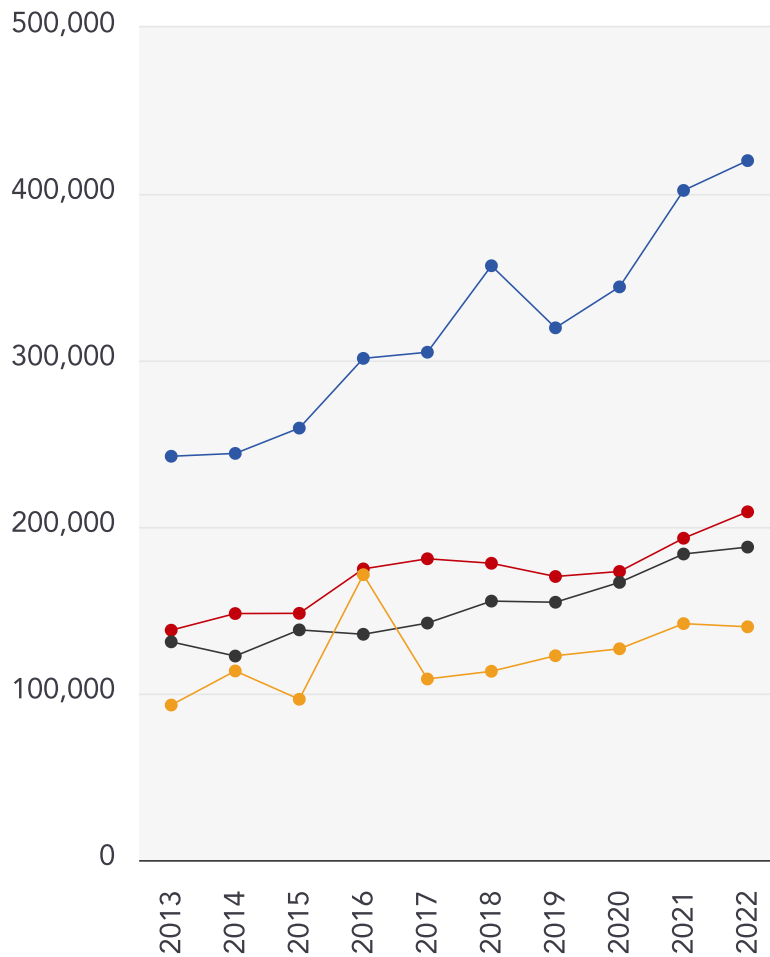
Pin	Name	Distance
1	The Crescent (Midland Metro Stop)	14.63 miles
2	Priestfield (Midland Metro Stop)	14.66 miles
3	The Royal (Midland Metro Stop)	14.42 miles



# Market House Price Statistics



10 Year History of Average House Prices by Property Type in WS15



Detached

**+73.22%**

Semi-Detached

**+51.5%**

Terraced

**+43.42%**

Flat

**+50.47%**



## **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

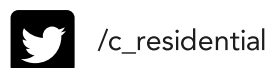
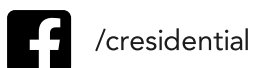


Exceptional service once again  
Thanks to Angie and her team

## Testimonial 4



Awesome work from Angi and the team on this purchase too cant thank them enough.!!



# 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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.



### C residential

Globe House Upper Brook Street Rugeley  
WS15 2DN  
01889 583377  
ang@creidential.co.uk  
www.cresidential.co.uk

