

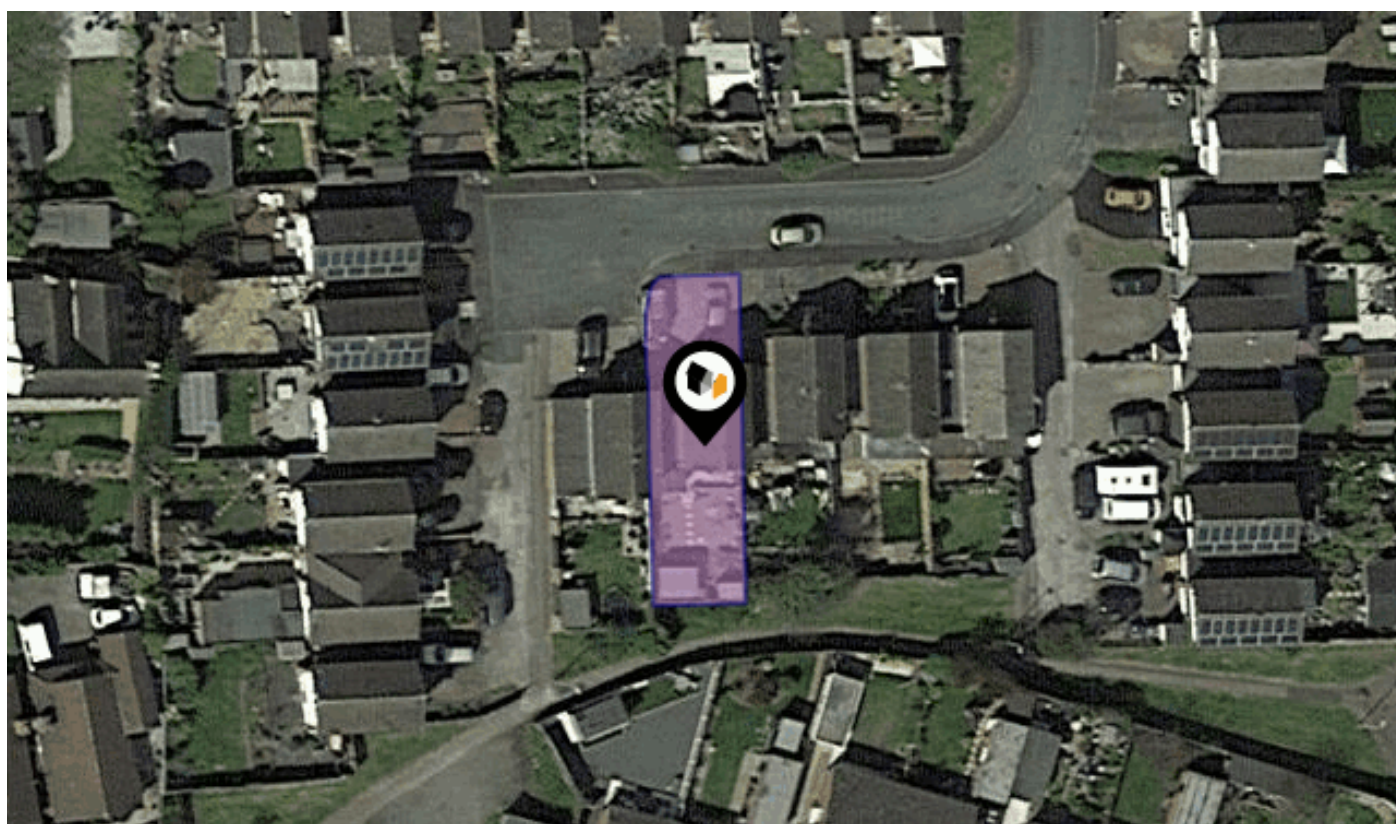


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07<sup>th</sup> March 2024



## ROSEWAY, RUGELEY, WS15

### C residential

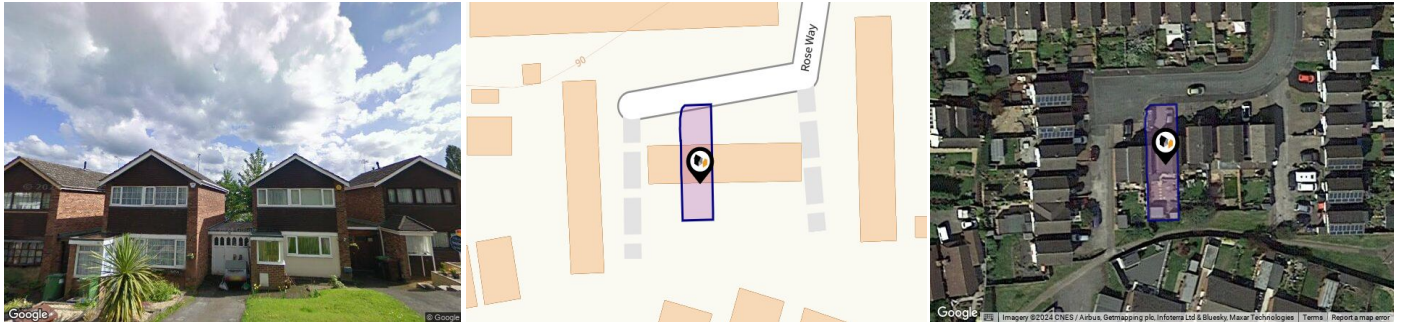
Globe House Upper Brook Street Rugeley WS15 2DN

01889 583377

[james@cresidential.co.uk](mailto:james@cresidential.co.uk)

[www.cresidential.co.uk](http://www.cresidential.co.uk)





## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£224
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,767		
<b>Title Number:</b>	SF171311		
<b>UPRN:</b>	100031645951		

## Local Area

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

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

<b>13</b> mb/s	<b>36</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Roseway, WS15

Energy rating

**D**

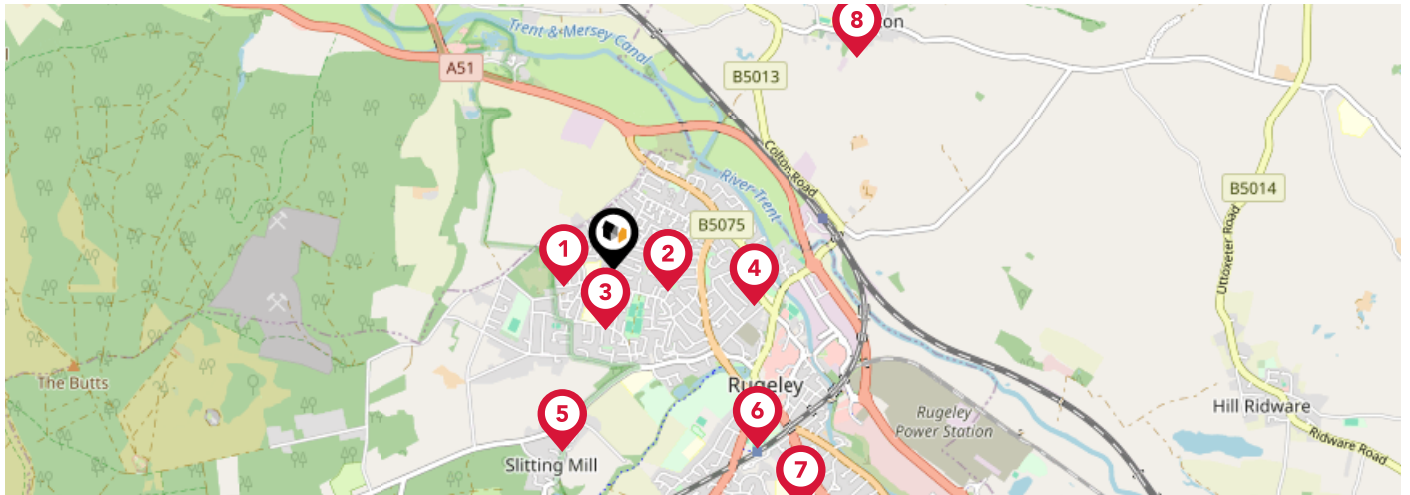
Valid until 28.03.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

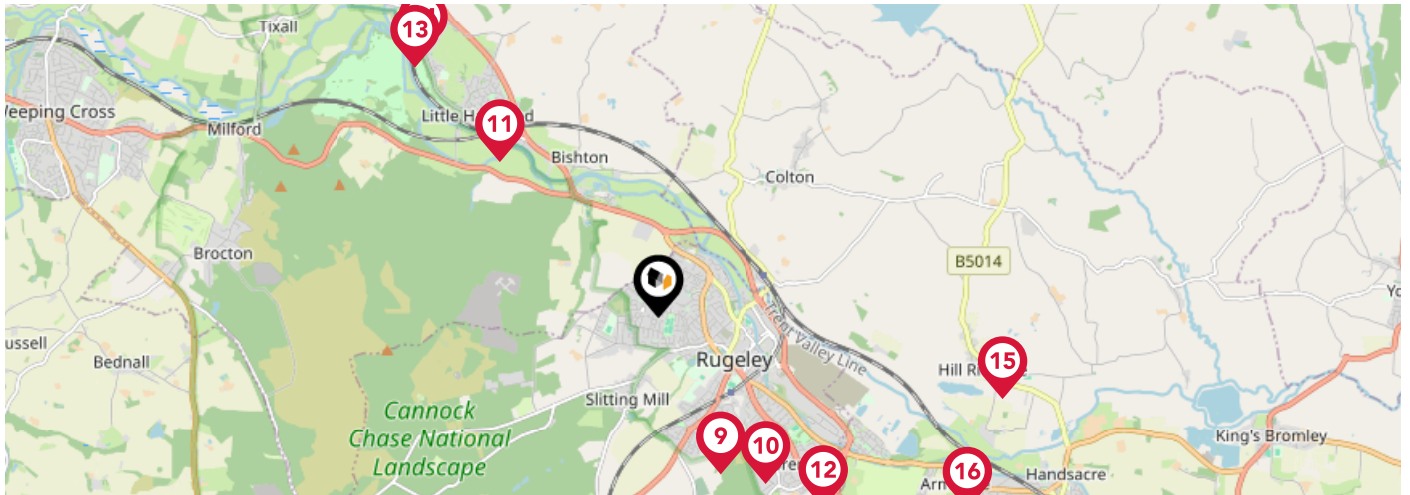
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<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, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<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 57% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Area Schools

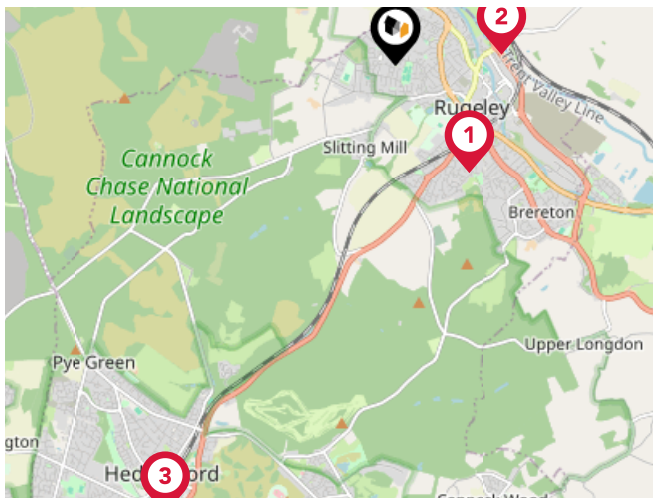


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Etching Hill CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 376   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Forest Hills Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The John Bamford Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chancel Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Hart School</b> Ofsted Rating: Good   Pupils: 1179   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Churchfield CofE Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 150   Distance:1.03	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The St. Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



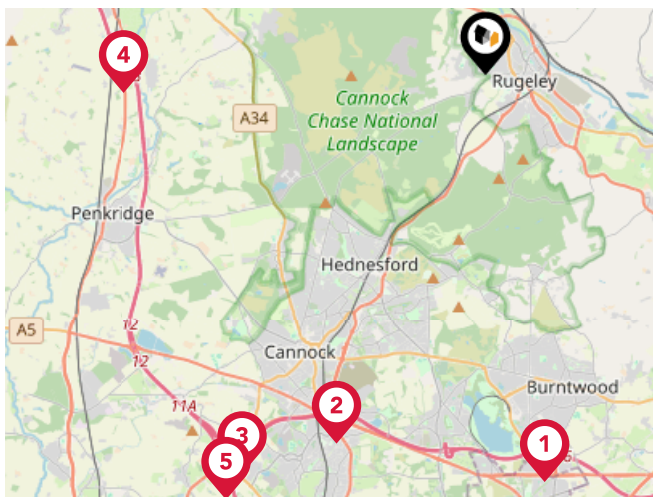
	Nursery	Primary	Secondary	College	Private
 <b>Chase View Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Redbrook Hayes Community Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.77	<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:1.99	<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:2.26	<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:3.12	<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:3.16	<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:3.17	<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:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



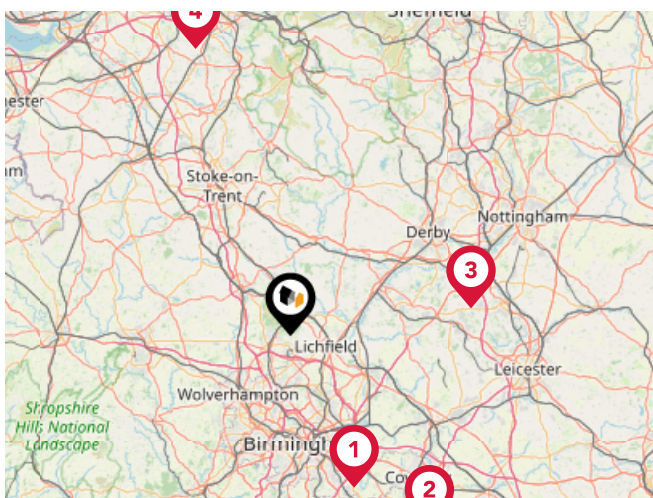
## National Rail Stations

Pin	Name	Distance
1	Rugeley Town Rail Station	1.16 miles
2	Rugeley Trent Valley Rail Station	0.95 miles
3	Hednesford Rail Station	4.52 miles



## Trunk Roads/Motorways

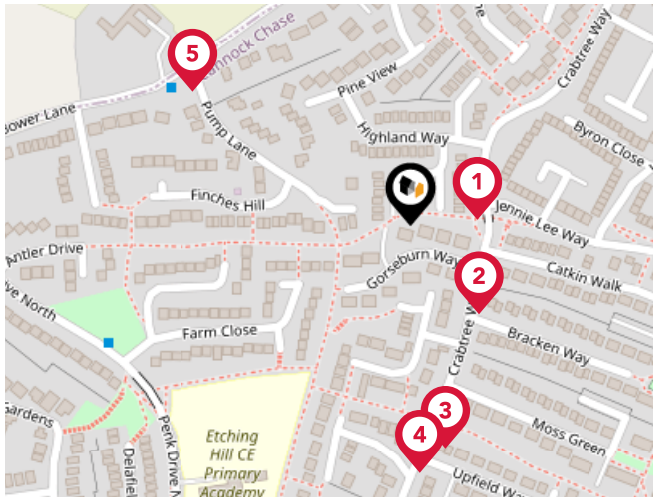
Pin	Name	Distance
1	M6 TOLL T6	7.38 miles
2	M6 TOLL T7	7.15 miles
3	M6 TOLL T8	8.4 miles
4	M6 J13	6.51 miles
5	M6 J11	8.94 miles



## Airports/Helipads

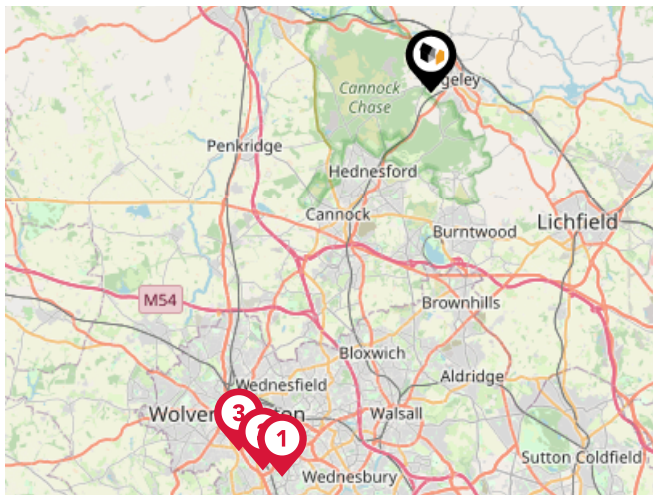
Pin	Name	Distance
1	Birmingham International Airport	23.7 miles
2	Coventry Airport	34.21 miles
3	East Midlands Airport	26.36 miles
4	Manchester Airport	43.11 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Jennie Lee Way	0.04 miles
2	Jennie Lee Way	0.06 miles
3	Upfield Way	0.13 miles
4	Upfield Way	0.14 miles
5	Pump Lane	0.14 miles



## Local Connections

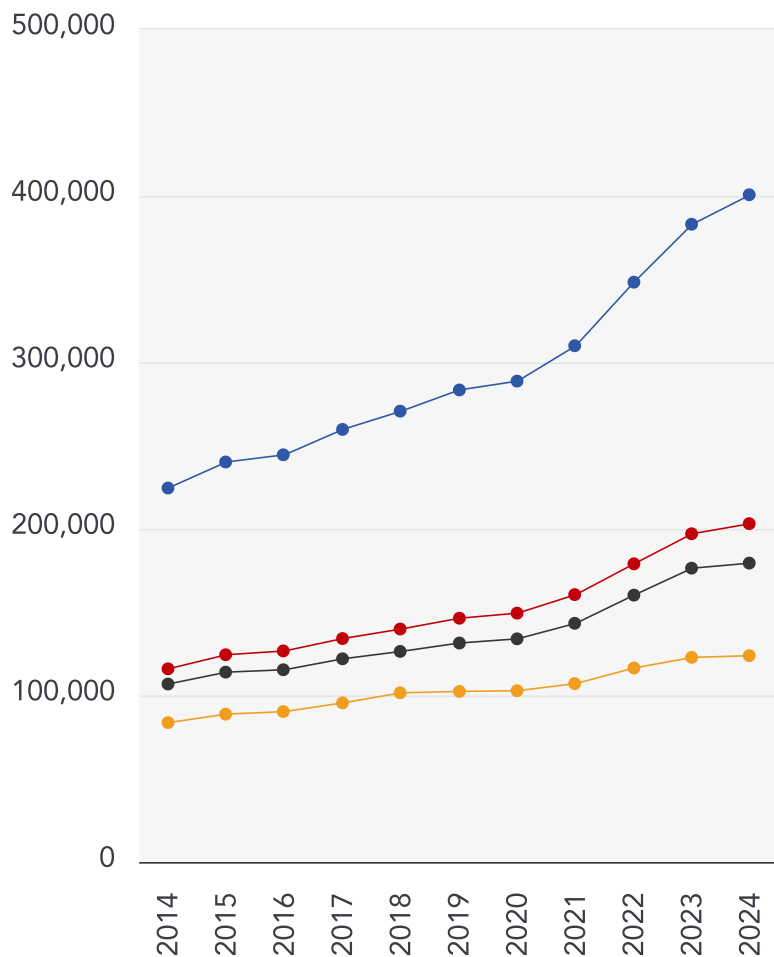
Pin	Name	Distance
1	The Crescent (Midland Metro Stop)	14.87 miles
2	Priestfield (Midland Metro Stop)	14.9 miles
3	The Royal (Midland Metro Stop)	14.67 miles



# 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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## 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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