

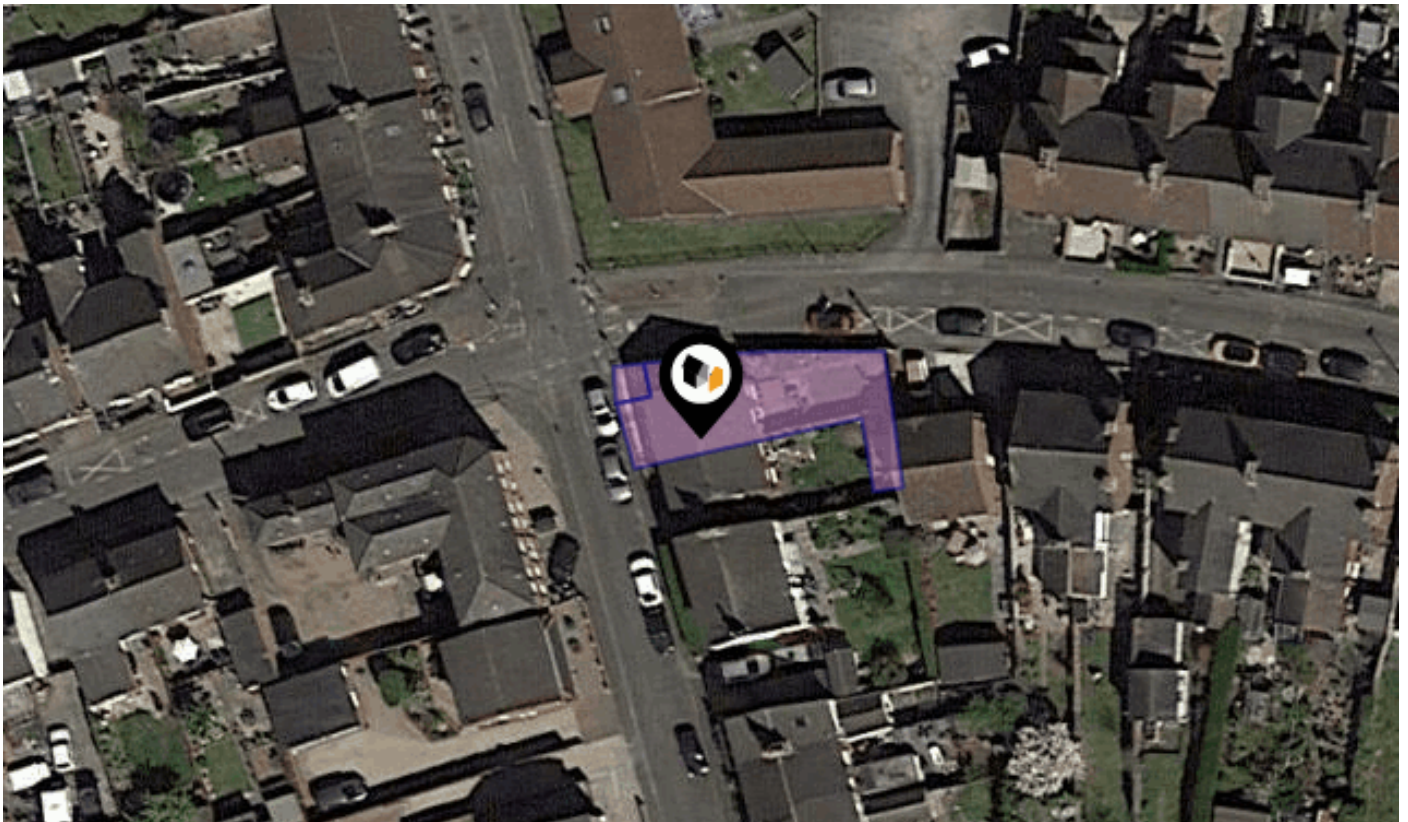


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th March 2023



**64, SCHOOL STREET, CHURCH GRESLEY, SWADLINCOTE,
DE11 9QZ**

OIEO : £190,000

George Edwards

Oak Tree House, Atherstone Road, Measham, DE12 7EL

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Property

Type:	Semi-Detached	Last Sold Date:	04/05/2005
Bedrooms:	3	Last Sold Price:	£104,000
Floor Area:	710 ft ² / 66 m ²	Last Sold £/ft²:	£146
Plot Area:	0.04 acres	OIEO:	£190,000
Year Built :	1993	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,305		
Title Number:	DY514179		
UPRN:	100030256820		

Local Area

Local Authority:	South Derbyshire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

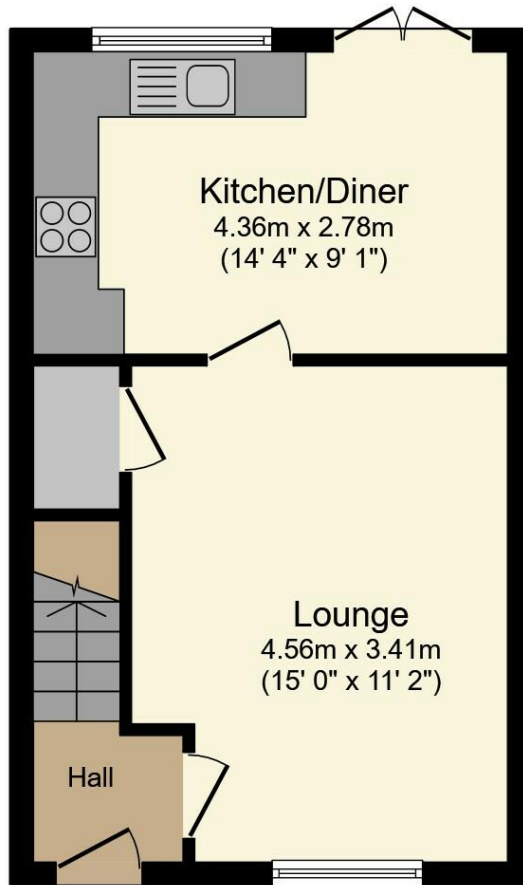
14 mb/s	86 mb/s	1000 mb/s

Satellite/Fibre TV Availability:

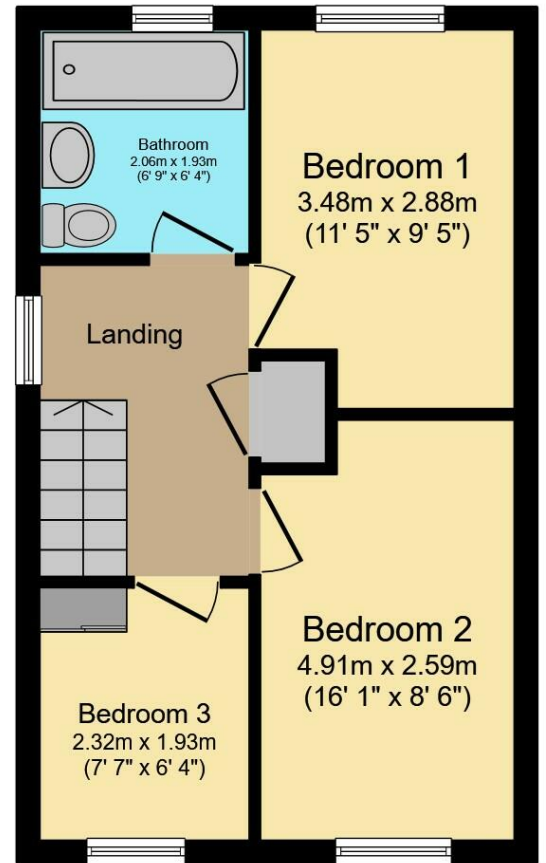




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DE11 9QZ**



Ground Floor



First Floor

Total floor area 64.9 sq.m. (698 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

64, School Street, Church Gresley, SWADLINCOTE,
 DE11 9QZ

Energy rating

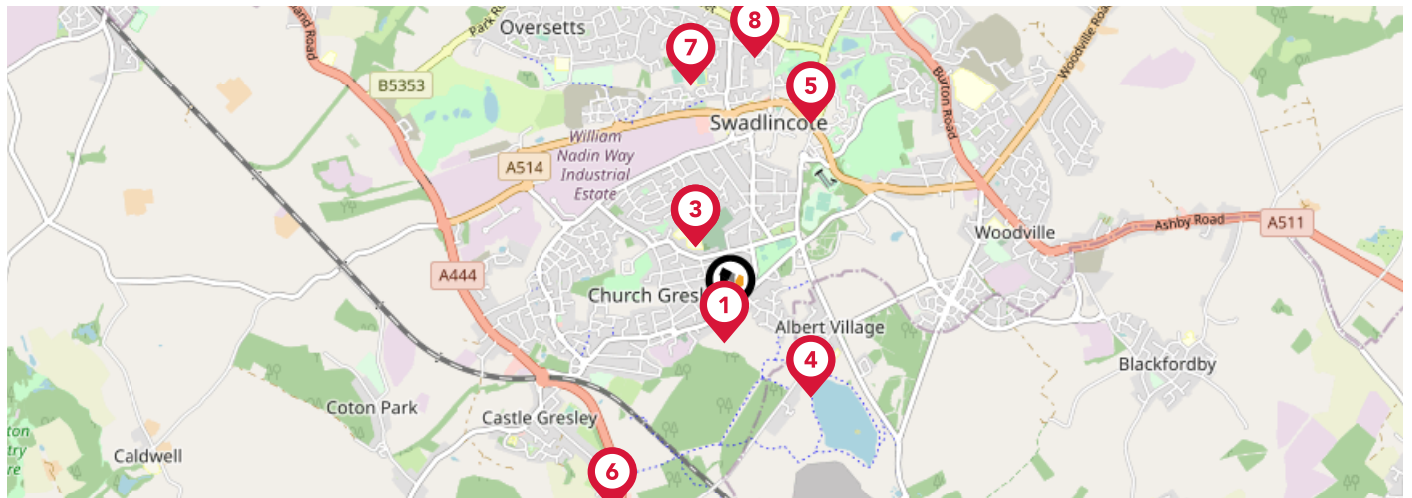
E

Valid until 14.11.2025

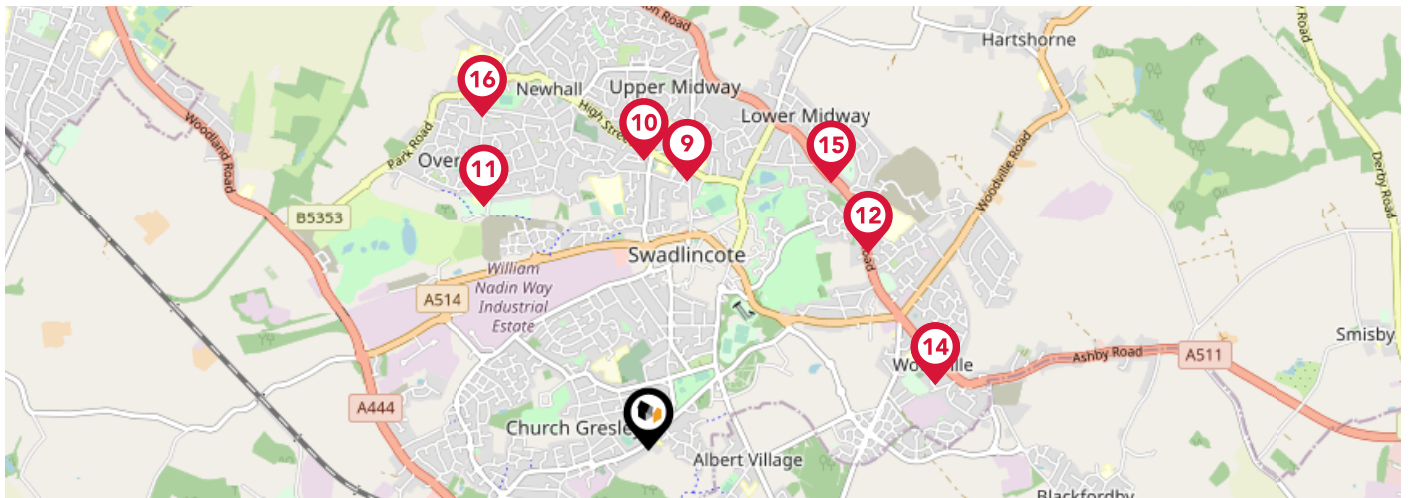
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 11% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	66 m ²



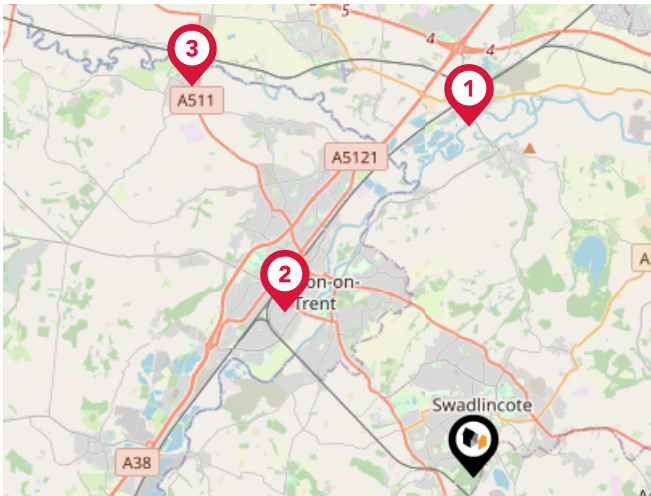
	Nursery	Primary	Secondary	College	Private
<p>1 St George's CofE Controlled Primary School Ofsted Rating: Good Pupils: 196 Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Pennine Way Junior Academy Ofsted Rating: Good Pupils: 369 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Church Gresley Infant and Nursery School Ofsted Rating: Good Pupils: 341 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Albert Village Primary School Ofsted Rating: Good Pupils: 202 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Belmont Primary School Ofsted Rating: Good Pupils: 409 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Linnet Independent Learning Centre Ofsted Rating: Outstanding Pupils: 15 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Pingle Academy Ofsted Rating: Good Pupils: 1286 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Edward's Catholic Academy Ofsted Rating: Good Pupils: 213 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Springfield Junior School Ofsted Rating: Requires Improvement Pupils: 213 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elmsleigh Infant & Nursery School Ofsted Rating: Requires Improvement Pupils: 0 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fairmeadows Foundation Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Granville Academy Ofsted Rating: Requires Improvement Pupils: 737 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodville Infant School Ofsted Rating: Outstanding Pupils: 262 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodville CofE Junior School Ofsted Rating: Requires Improvement Pupils: 317 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eureka Primary School Ofsted Rating: Good Pupils: 136 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South Derbyshire Support Centre Ofsted Rating: Good Pupils: 21 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

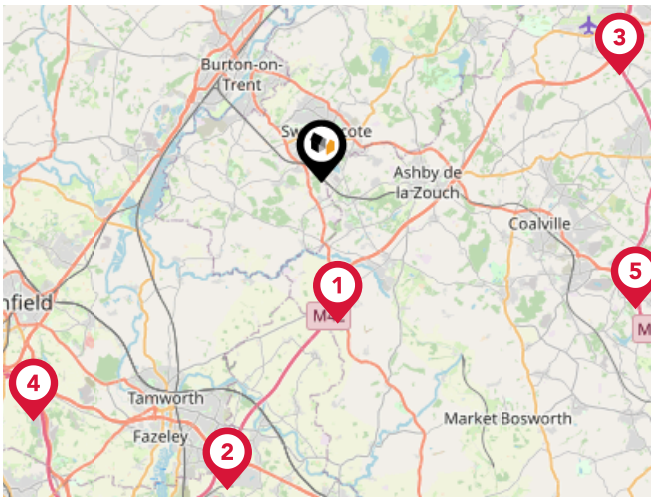
Area

Transport (National)



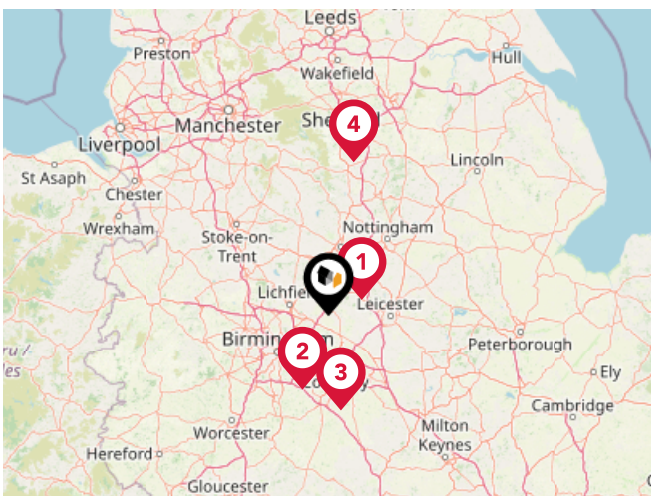
National Rail Stations

Pin	Name	Distance
1	Willington Rail Station	6.27 miles
2	Burton-on-Trent Rail Station	4.49 miles
3	Tutbury & Hatton Rail Station	8.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	5.12 miles
2	M42 J10	11.58 miles
3	M1 J23A	11.37 miles
4	M6 TOLL T4	13.44 miles
5	M1 J22	12.15 miles

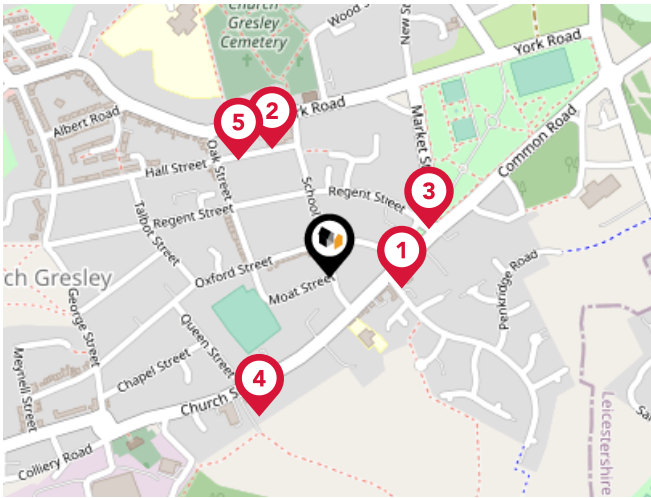


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	10.66 miles
2	Birmingham International Airport	22.59 miles
3	Coventry Airport	27.58 miles
4	Sheffield City Airport	44.39 miles

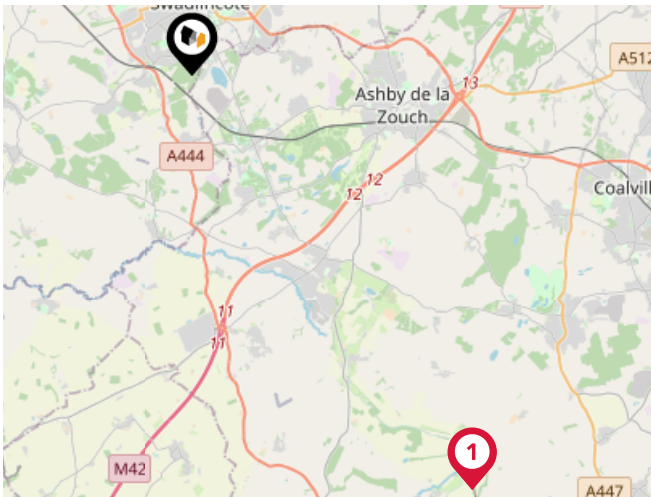
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Common Road	0.08 miles
2	School Street	0.16 miles
3	Common Road	0.12 miles
4	Church Street	0.18 miles
5	School Street	0.17 miles



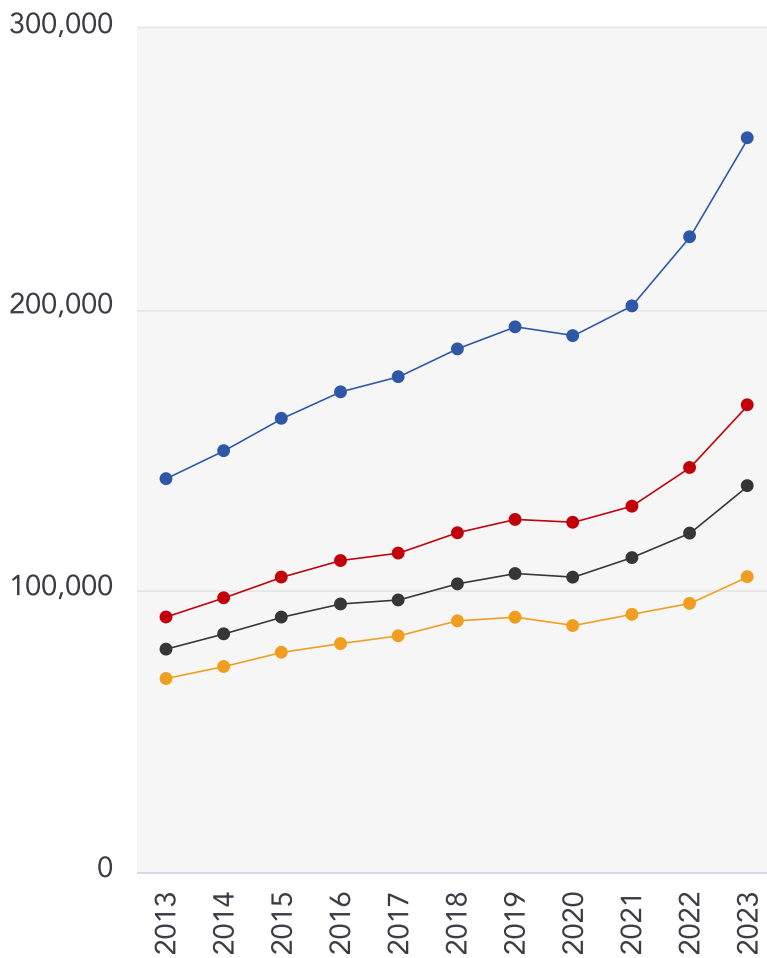
Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	9.02 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in DE11



Detached

+86.63%

Semi-Detached

+83.15%

Terraced

+73.3%

Flat

+52.58%



George Edwards

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.

Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



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George Edwards

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