

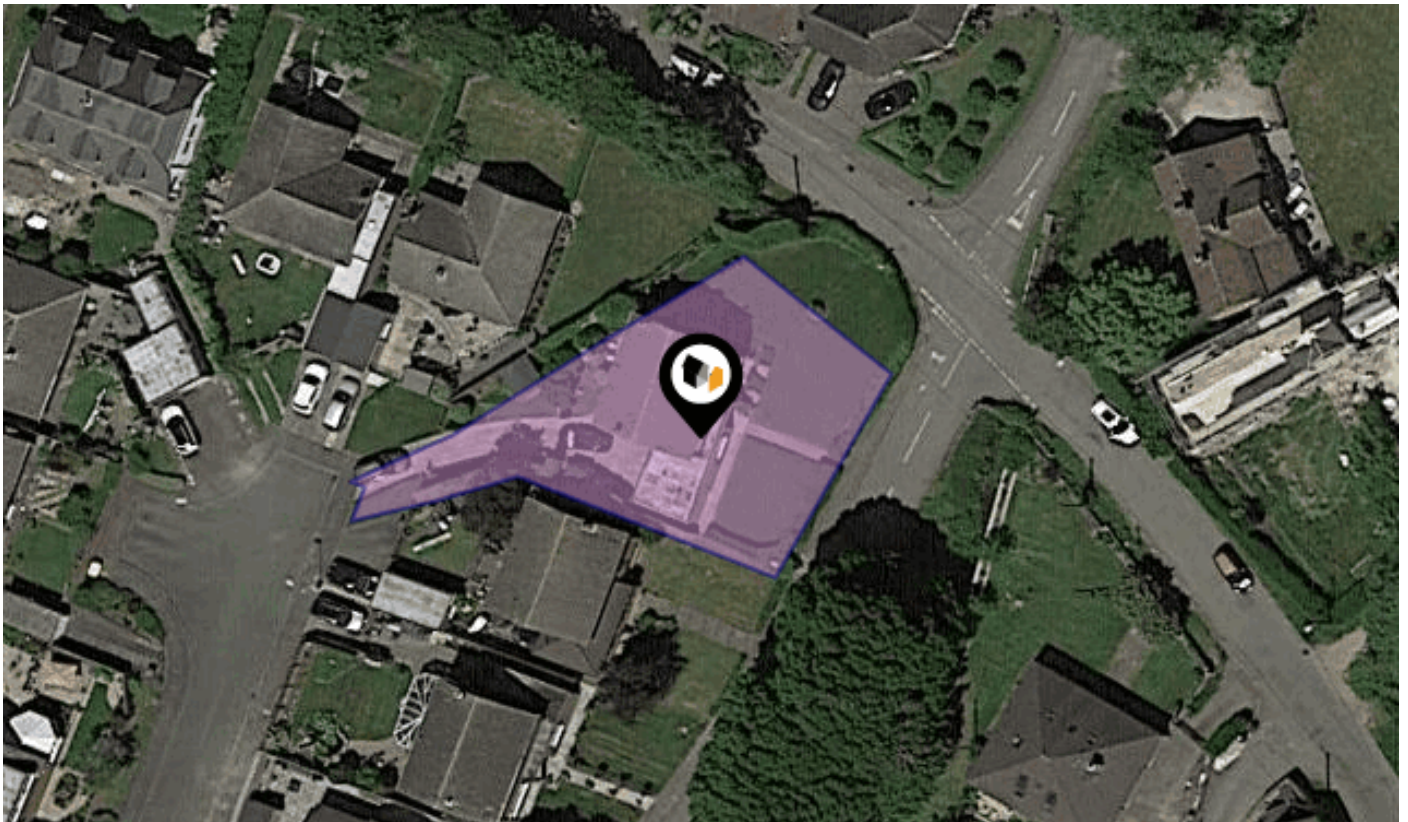


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06<sup>th</sup> April 2023



**25, ST. MICHAELS DRIVE, APPLEBY MAGNA,  
SWADLINCOTE, DE12 7AE**

**Market Appraisal Estimate : £400,000**

## George Edwards

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

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## Property

<b>Type:</b>	Detached	<b>Market Appraisal Estimate:</b>	£400,000
<b>Bedrooms:</b>	5	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,442 ft <sup>2</sup> / 134 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,483		
<b>Title Number:</b>	LT48295		
<b>UPRN:</b>	200001140045		

## Local Area

<b>Local Authority:</b>	North West Leicestershire
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

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

<b>5</b> mb/s	<b>78</b> mb/s	<b>-</b> mb/s

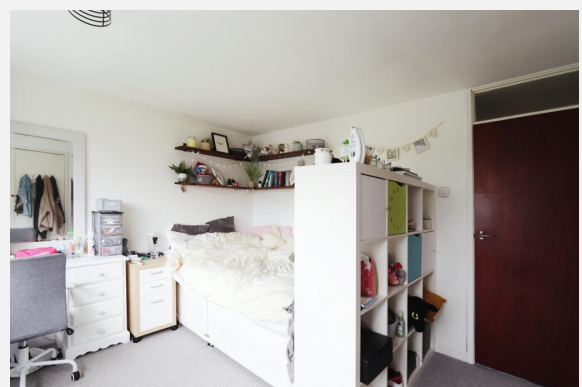
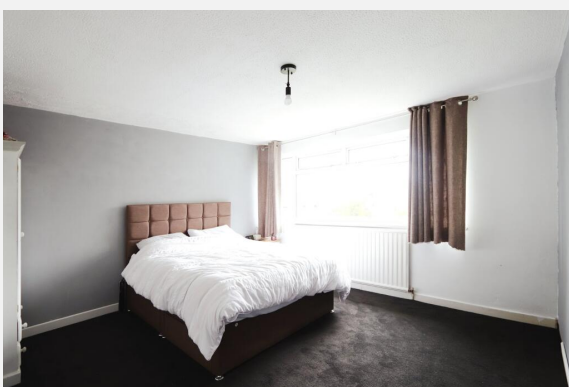
### Mobile Coverage: (based on calls indoors)

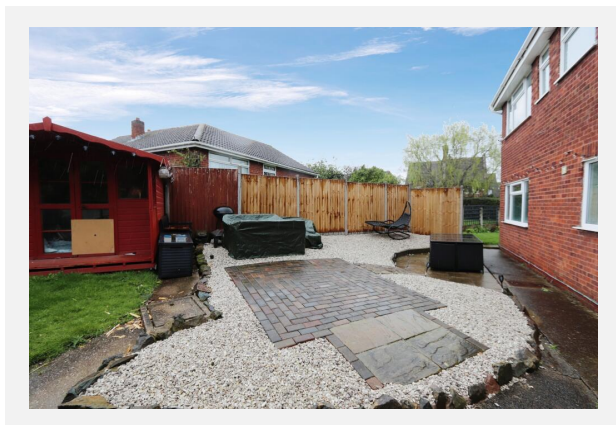
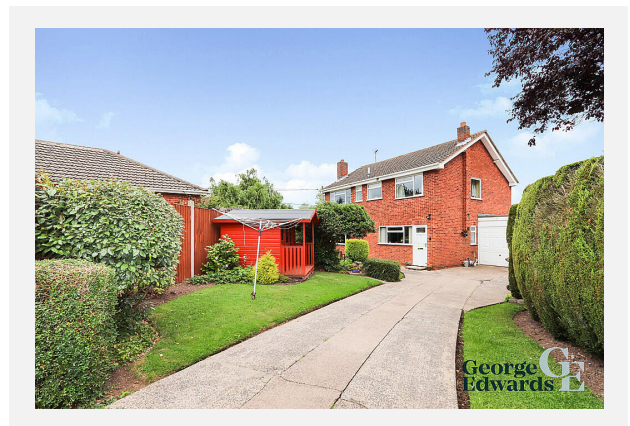
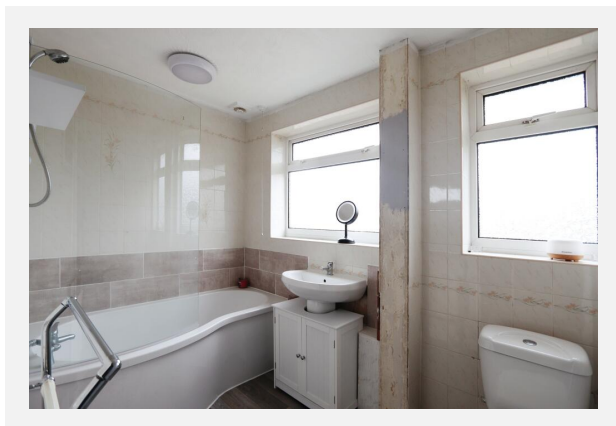
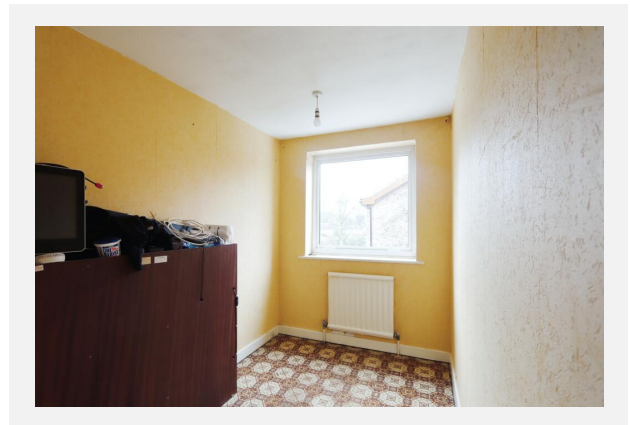
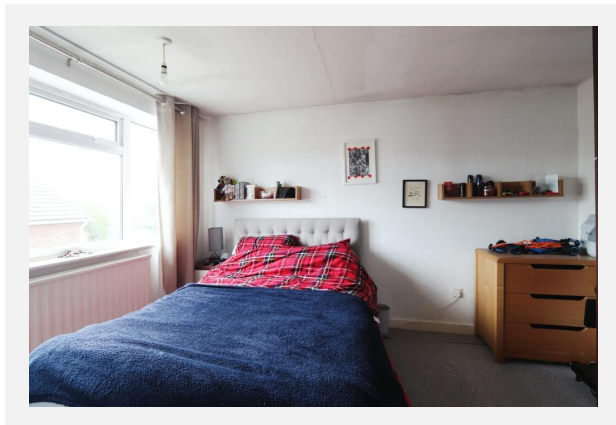


### Satellite/Fibre TV Availability:

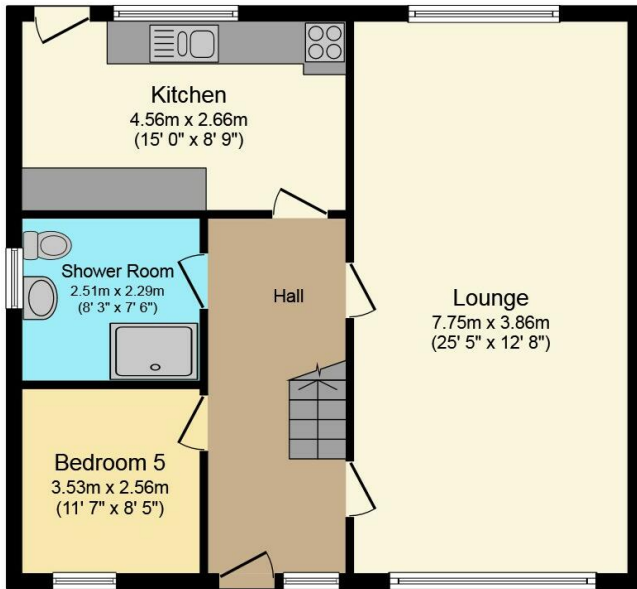




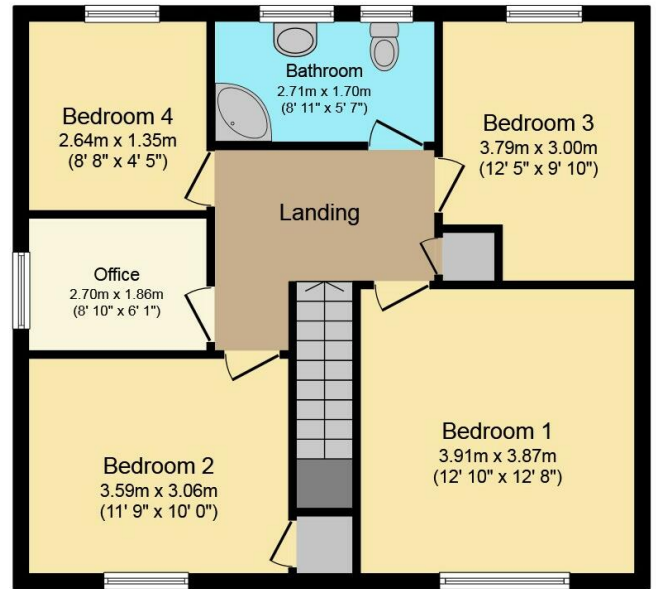




## 25, ST. MICHAELS DRIVE, APPLEBY MAGNA, SWADLINCOTE, DE12 7AE



**Ground Floor**



**First Floor**

Total floor area 132.1 sq.m. (1,421 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



# Property EPC - Certificate

25 St. Michaels Drive, Appleby Magna, DE12 7AE

Energy rating

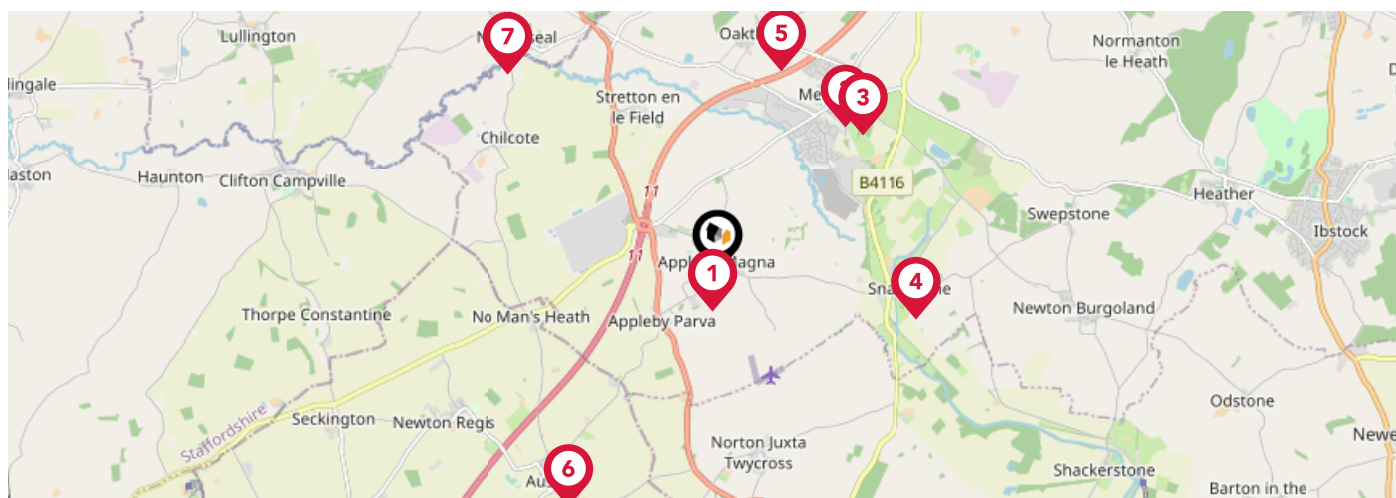
**E**

Valid until 29.11.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	44   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

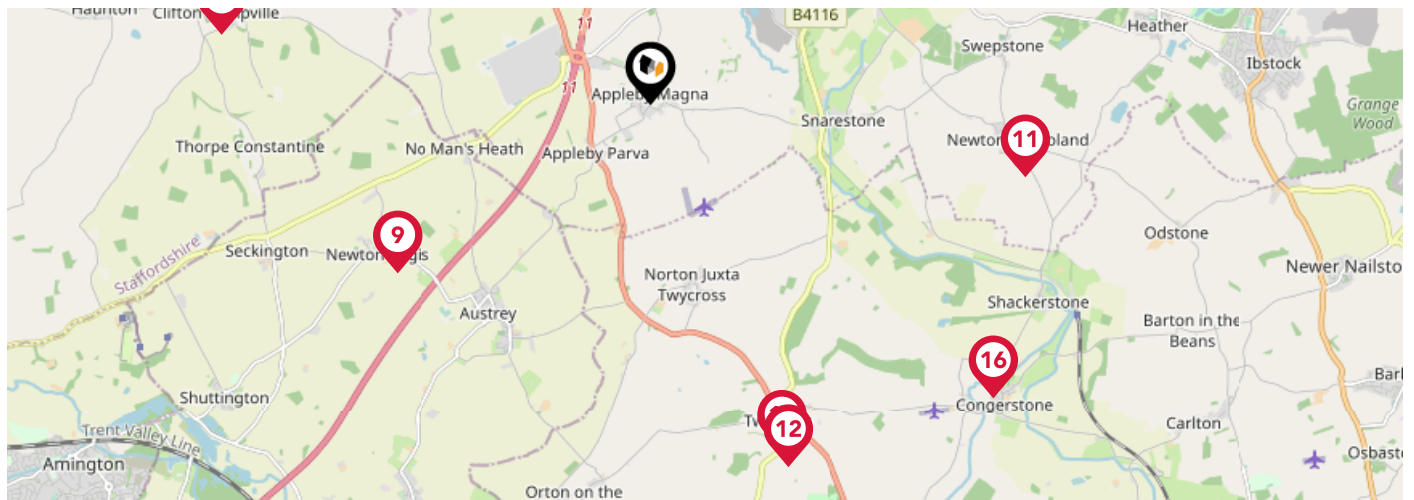
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<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>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	134 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sir John Moore Church of England Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Measham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Charles Catholic Primary Voluntary Academy</b> Ofsted Rating: Good   Pupils: 126   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Snarestone Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 83   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakthorpe Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Austrey CofE Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Netherseal St Peter's CofE (C) Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 66   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Donisthorpe Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

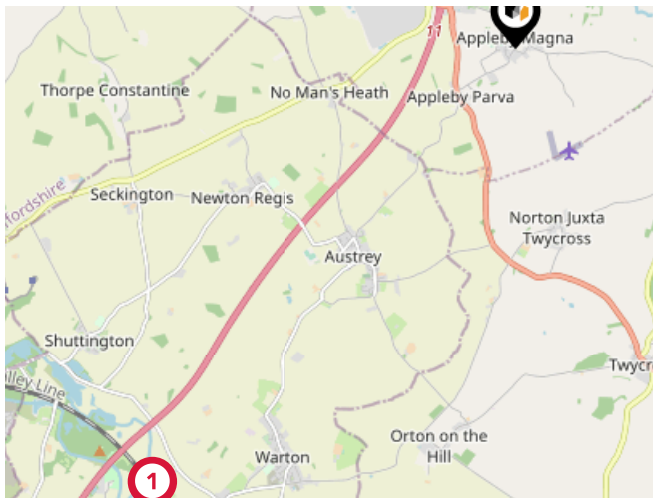




	Nursery	Primary	Secondary	College	Private
<b>Newton Regis CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Twycross House School</b> Ofsted Rating: Outstanding   Pupils: 404   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Newton Burgoland Primary School</b> Ofsted Rating: Outstanding   Pupils: 92   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Twycross House Pre-Preparatory School</b> Ofsted Rating: Outstanding   Pupils: 119   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overseal Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Andrew's CofE (C) Primary School</b> Ofsted Rating: Outstanding   Pupils: 63   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Packington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Congerstone Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

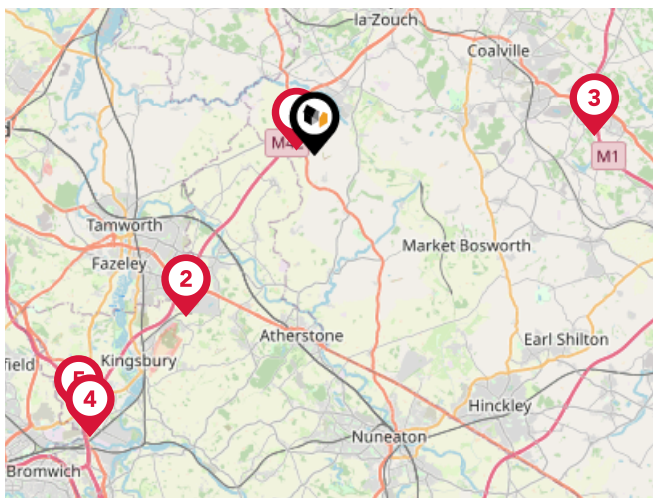
# Area

## Transport (National)



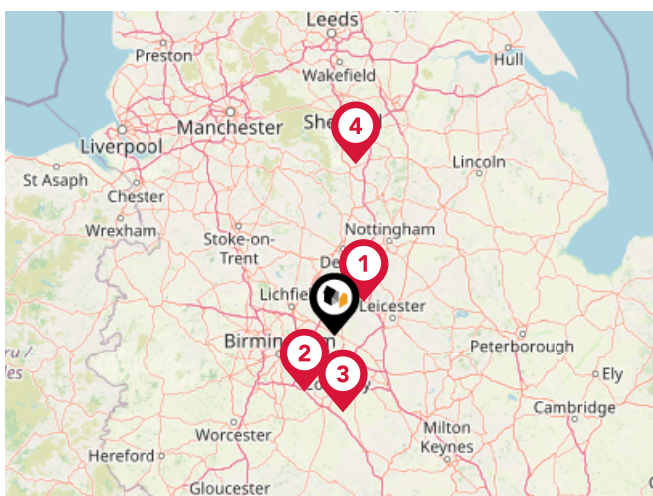
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Polesworth Rail Station	5.35 miles
<b>2</b>	Tamworth High Level Rail Station	7.31 miles
<b>3</b>	Tamworth Rail Station	7.31 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M42 J11	0.68 miles
<b>2</b>	M42 J10	7.41 miles
<b>3</b>	M1 J22	10.09 miles
<b>4</b>	M42 J9	12.94 miles
<b>5</b>	M6 TOLL T2	12.7 miles

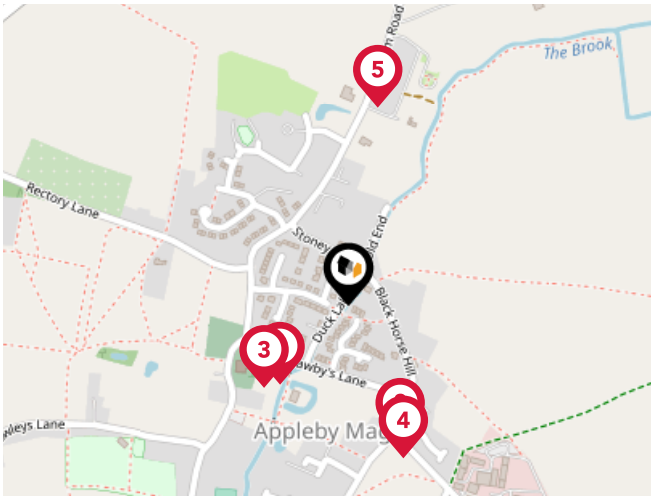


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	East Midlands Airport	12.87 miles
<b>2</b>	Birmingham International Airport	18.21 miles
<b>3</b>	Coventry Airport	22.2 miles
<b>4</b>	Sheffield City Airport	49.41 miles

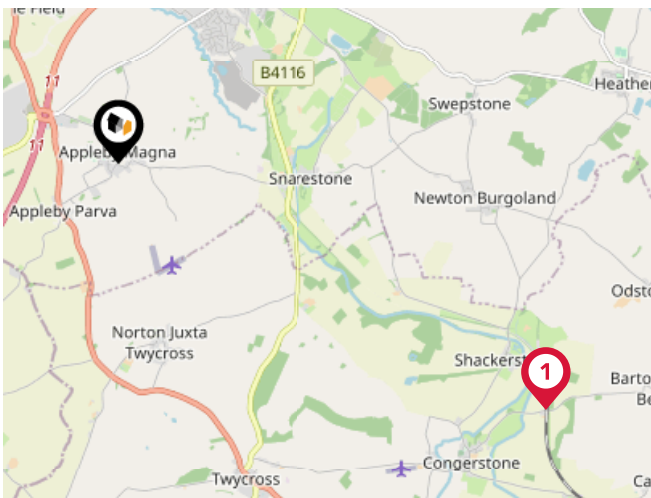
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.12 miles
2	Black Horse	0.16 miles
3	Post Office	0.13 miles
4	Black Horse	0.18 miles
5	Caravan Site	0.23 miles



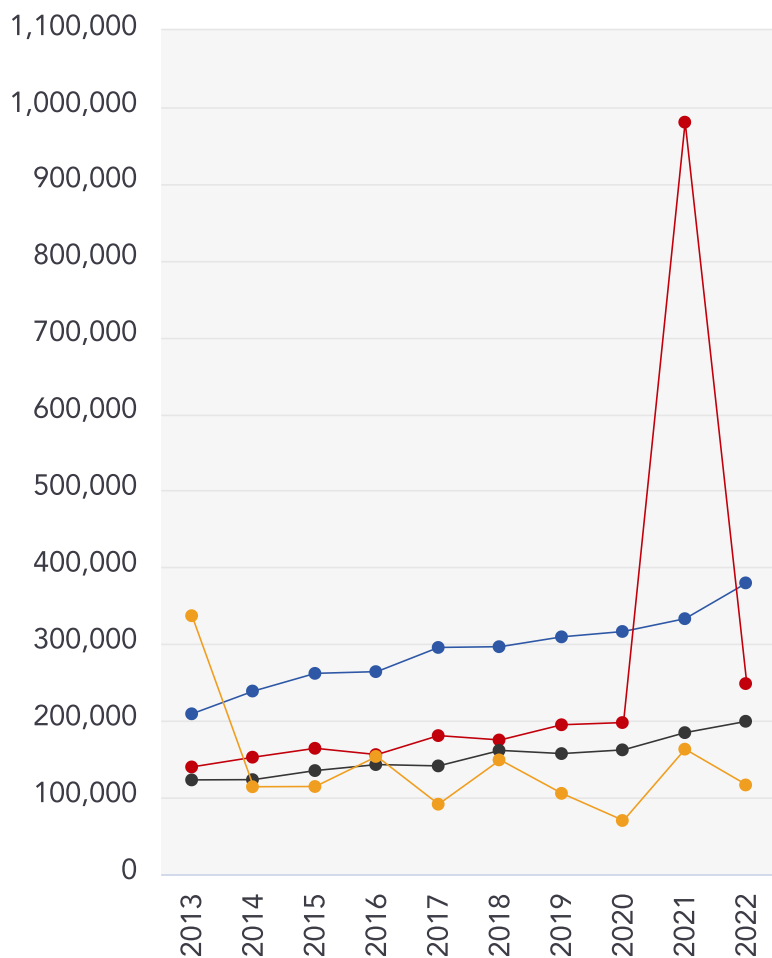
### Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	4.43 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in DE12



Detached

**+81.62%**

Semi-Detached

**+77.73%**

Terraced

**+62.17%**

Flat

**+65.48%**





### George Edwards

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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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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# George Edwards

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