

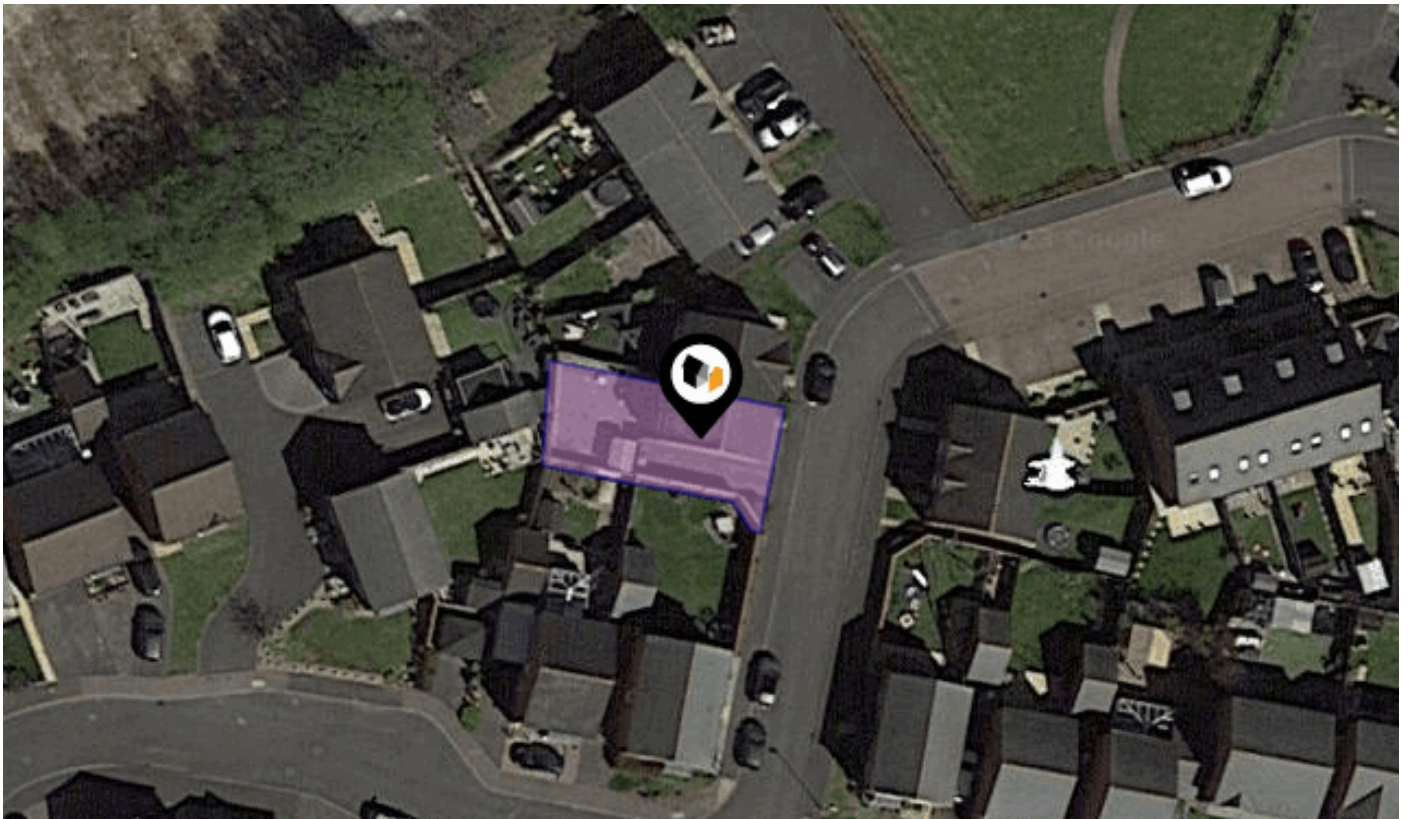


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th October 2023



28, ASTBURY WAY, WOODVILLE, SWADLINCOTE, DE11 7BQ

OIRO : £210,000

George Edwards

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

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





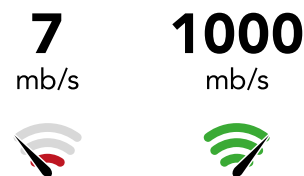
Property

Type:	Semi-Detached	Last Sold Date:	12/10/2016
Bedrooms:	3	Last Sold Price:	£140,000
Floor Area:	818 ft ² / 76 m ²	Last Sold £/ft²:	£171
Plot Area:	0.04 acres	OIRO:	£210,000
Year Built :	2012	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£1,739		
Title Number:	DY470036		
UPRN:	10024229167		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



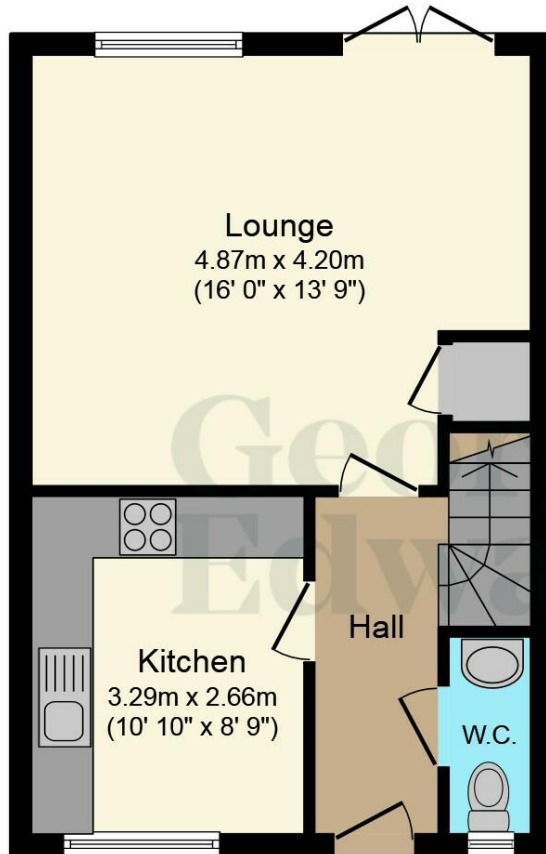
Satellite/Fibre TV Availability:



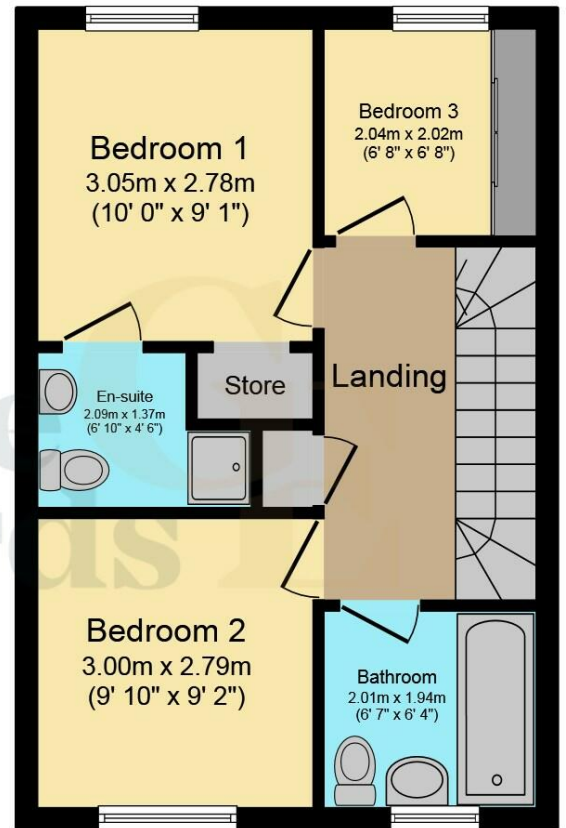




**28, ASTBURY WAY, WOODVILLE, SWADLINCOTE, DE11
7BQ**



Ground Floor



First Floor

Total floor area 73.9 sq.m. (796 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

Property EPC - Certificate

28 ASTBURY WAY, SWADLINCOTE, DE11 7BQ

Energy rating

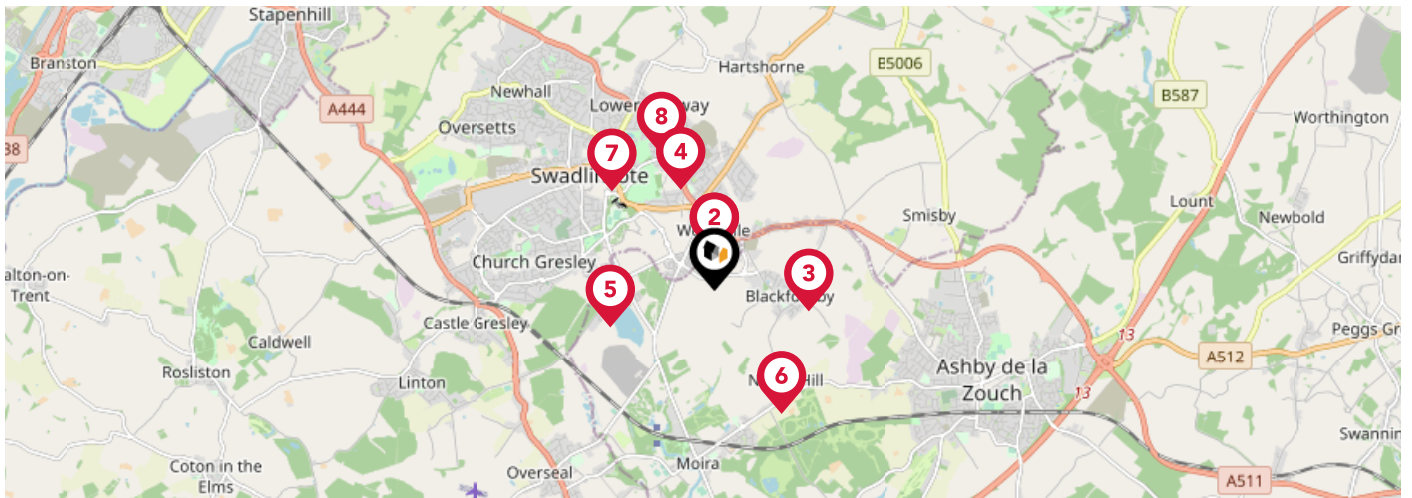
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Valid until 05.08.2022

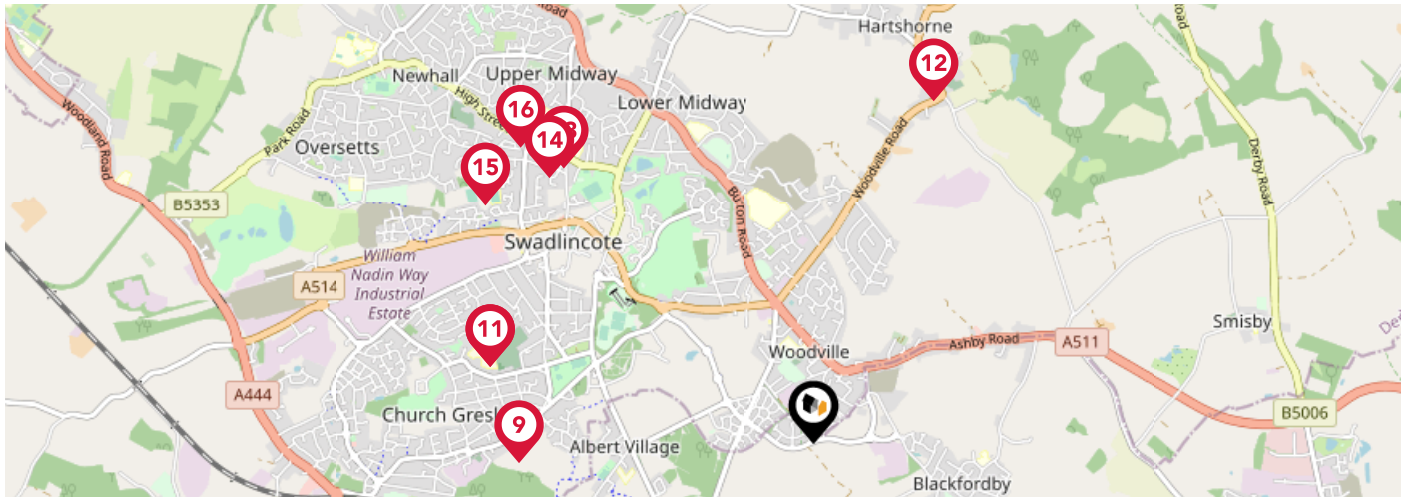
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Average thermal transmittance 0.31 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Lighting Energy:	Average
Floors:	Average thermal transmittance 0.20 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 7.0 m ³ /h.m ² (assessed average)
Air Tightness Energy:	Average
Total Floor Area:	76 m ²



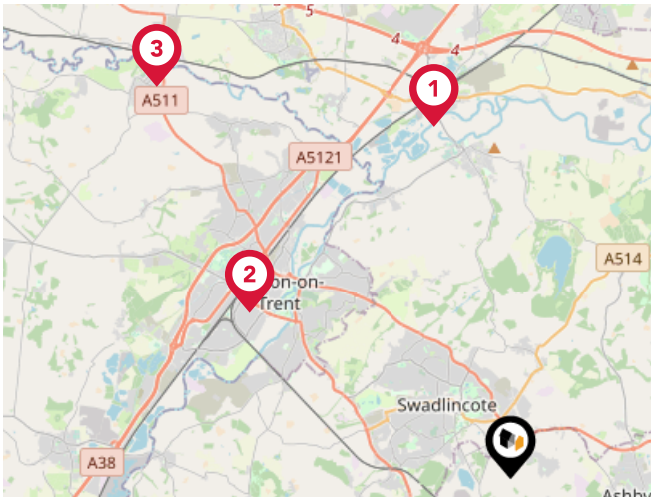
		Nursery	Primary	Secondary	College	Private
1	Woodville CofE Junior School Ofsted Rating: Requires Improvement Pupils: 317 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodville Infant School Ofsted Rating: Outstanding Pupils: 262 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Blackfordby St Margaret's Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Granville Academy Ofsted Rating: Requires Improvement Pupils: 737 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Albert Village Primary School Ofsted Rating: Good Pupils: 202 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moira Primary School Ofsted Rating: Good Pupils: 194 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Belmont Primary School Ofsted Rating: Good Pupils: 409 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eureka Primary School Ofsted Rating: Good Pupils: 136 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St George's CofE Controlled Primary School Ofsted Rating: Good Pupils: 196 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church Gresley Infant and Nursery School Ofsted Rating: Good Pupils: 341 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pennine Way Junior Academy Ofsted Rating: Good Pupils: 369 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hartshorne CofE Primary School Ofsted Rating: Good Pupils: 95 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Springfield Junior School Ofsted Rating: Requires Improvement Pupils: 213 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Edward's Catholic Academy Ofsted Rating: Good Pupils: 213 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Pingle Academy Ofsted Rating: Good Pupils: 1286 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elmsleigh Infant & Nursery School Ofsted Rating: Requires Improvement Pupils:0 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

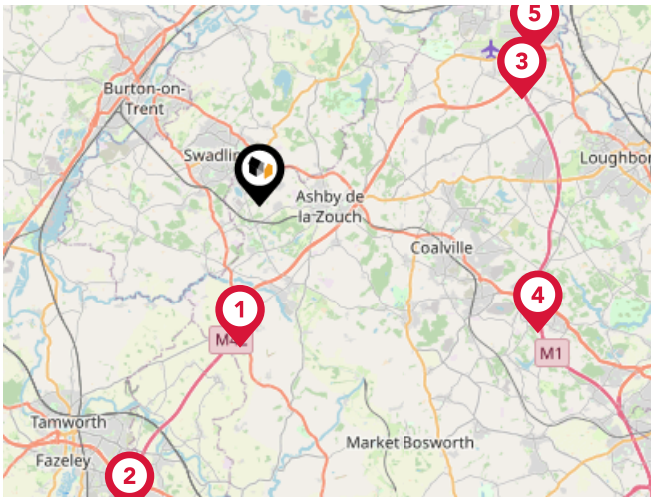
Area

Transport (National)



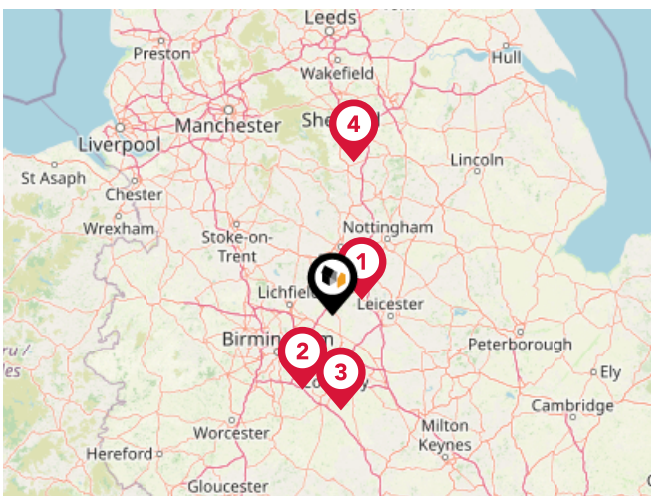
National Rail Stations

Pin	Name	Distance
	Willington Rail Station	6.44 miles
	Burton-on-Trent Rail Station	5.55 miles
	Tutbury & Hatton Rail Station	9.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M42 J11	5.12 miles
	M42 J10	12 miles
	M1 J23A	10.17 miles
	M1 J22	10.95 miles
	M1 J24	11.31 miles

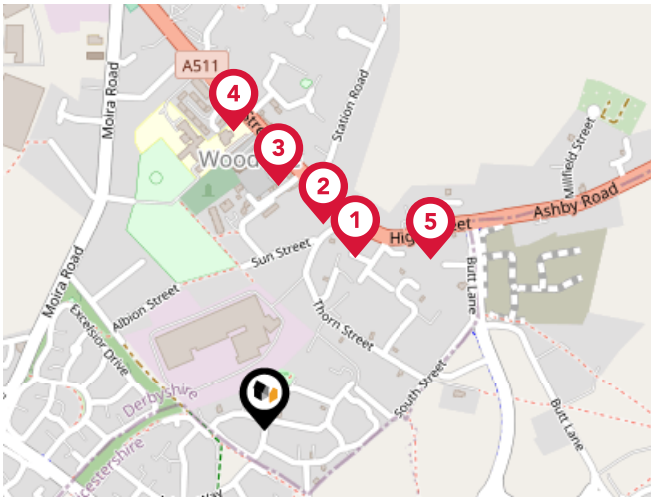


Airports/Helipads

Pin	Name	Distance
	East Midlands Airport	9.51 miles
	Birmingham International Airport	23.01 miles
	Coventry Airport	27.41 miles
	Sheffield City Airport	44.21 miles

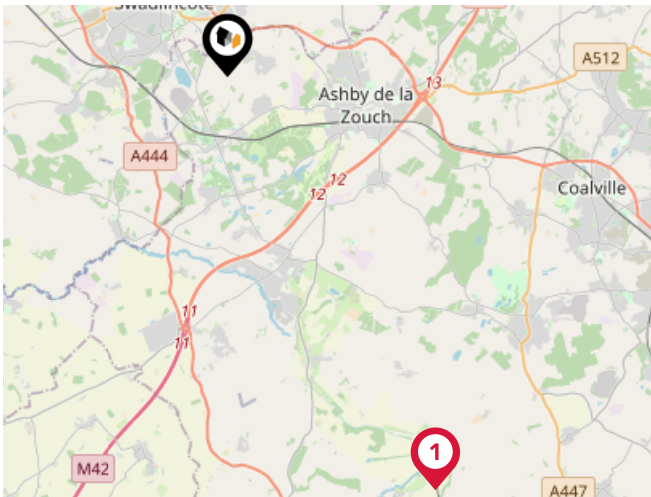
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Butt Lane	0.22 miles
2	Station Road	0.24 miles
3	Station Road	0.28 miles
4	Blacksmiths Lane	0.34 miles
5	Butt Lane	0.27 miles



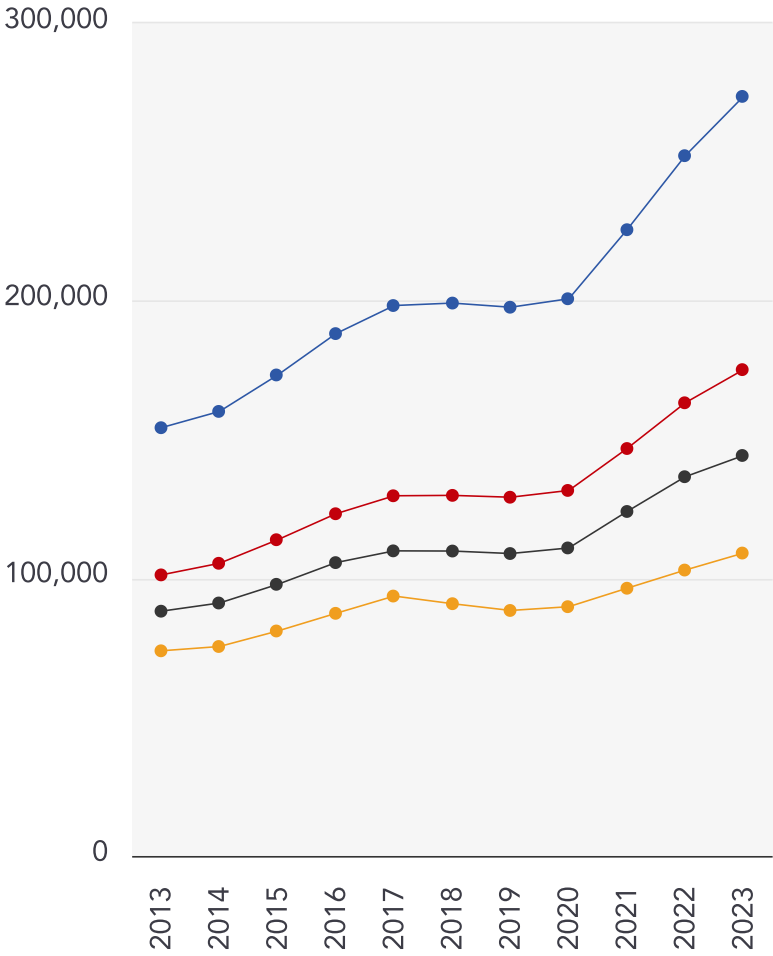
Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	8.34 miles

Market

House Price Statistics

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



Detached

+77.36%

Semi-Detached

+73.02%

Terraced

+63.61%

Flat

+47.64%



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

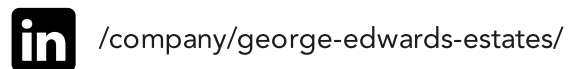
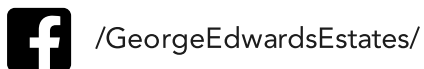


Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even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



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of George Edwards or the seller.

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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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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George Edwards

Oak Tree House, Atherstone Road,
Measham, DE12 7EL
03333 057753
paul.halliday@georgeedwards.com
www.georgeedwards.com

