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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



STEPHENS WAY, BIGNALL END, STOKE-ON-TRENT, ST7

butters john bee

Alsager, ST7 2

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www.buttersjohnbee.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,259 ft ² / 117 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,995		
Title Number:	SF110430		

Local Area

Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	77 mb/s	- mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				
				
				

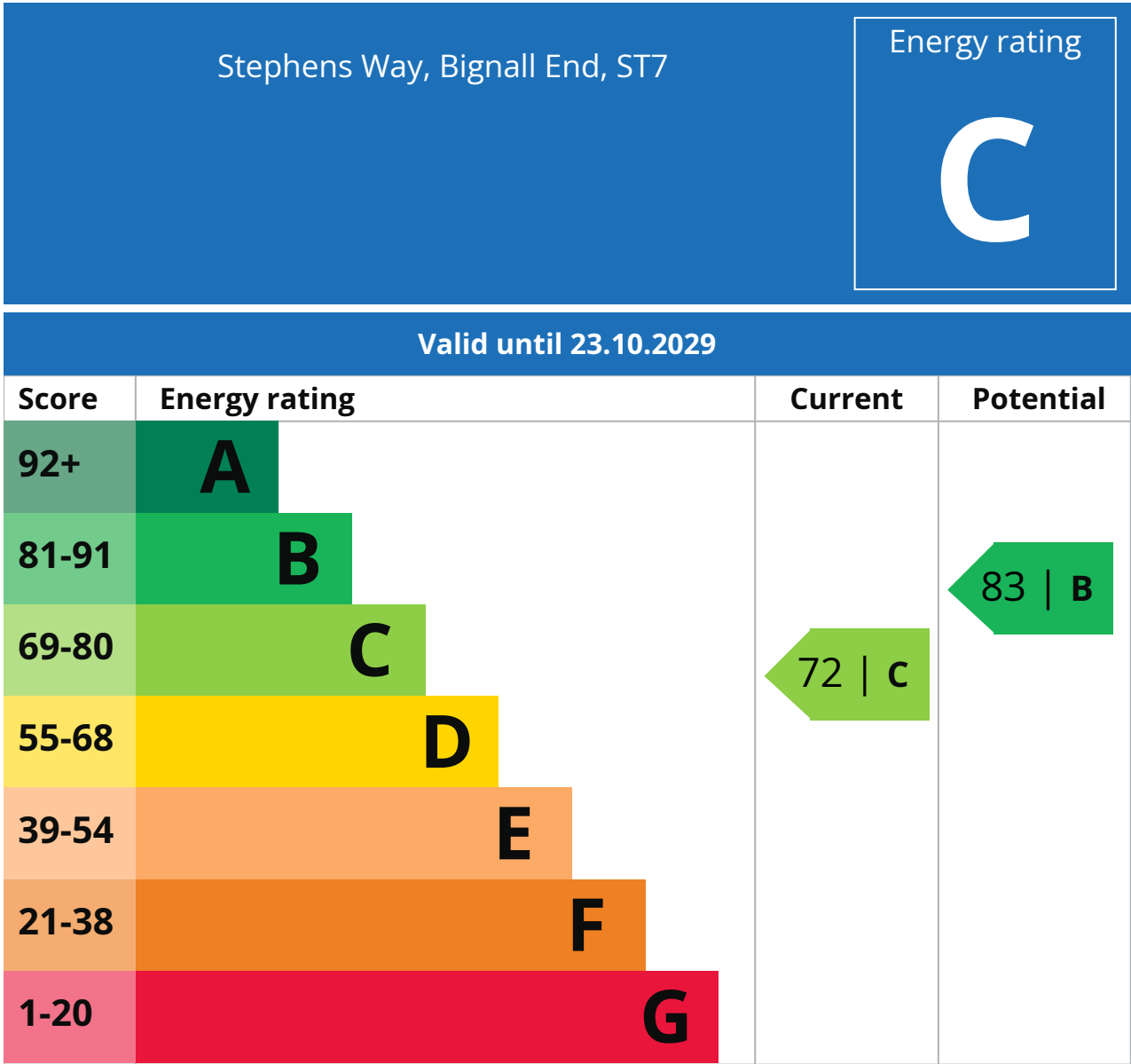
Planning History

This Address

Planning records for: *Stephens Way, Bignall End, Stoke-on-trent, ST7*

Reference - 20/01001/FUL	
Decision:	Application Permitted
Date:	23rd November 2020
Description:	Proposed 2no. single storey extensions & alterations to existing dwelling

Property
EPC - Certificate



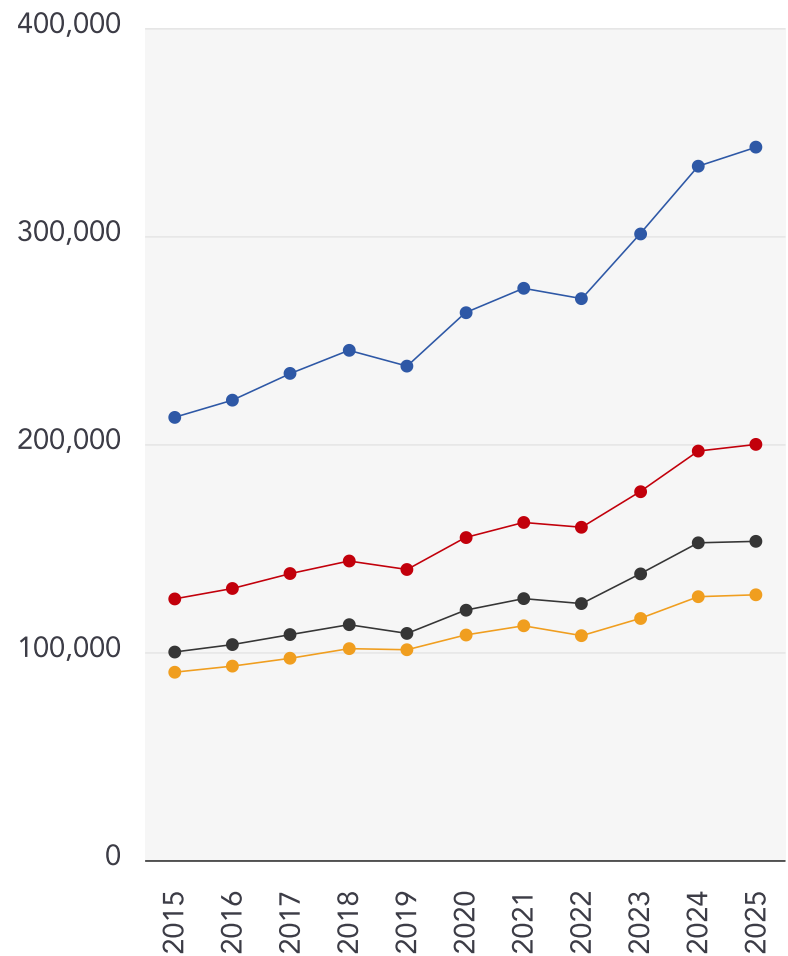
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST7



Detached

+61.04%

Semi-Detached

+59.16%

Terraced

+53.2%

Flat

+41.21%

Important - Please Read

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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.

Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

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