

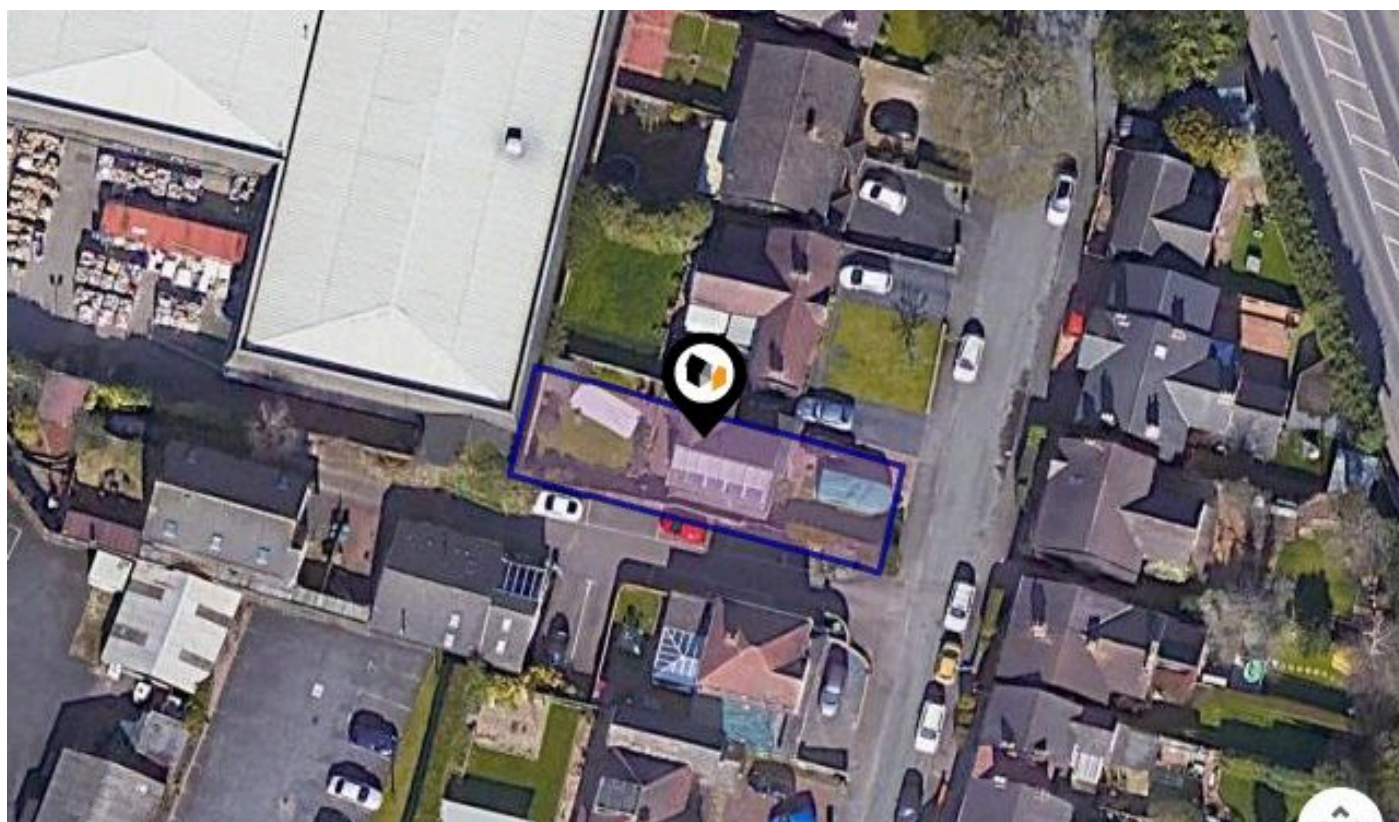


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**HEDNESFORD STREET, CANNOCK, WS11**

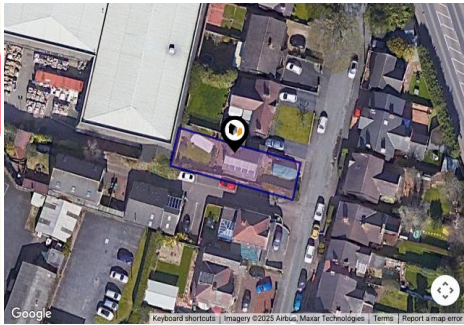
**butters john bee**

23 Market Place, Cannock, Staffordshire, WS11 1BS

01543 500030

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## Property

|                  |                |         |          |
|------------------|----------------|---------|----------|
| Type:            | Detached House | Tenure: | Freehold |
| Bedrooms:        | 4              |         |          |
| Plot Area:       | 0.07 acres     |         |          |
| Year Built :     | 1967-1975      |         |          |
| Council Tax :    | Band D         |         |          |
| Annual Estimate: | £2,282         |         |          |
| Title Number:    | SF148597       |         |          |

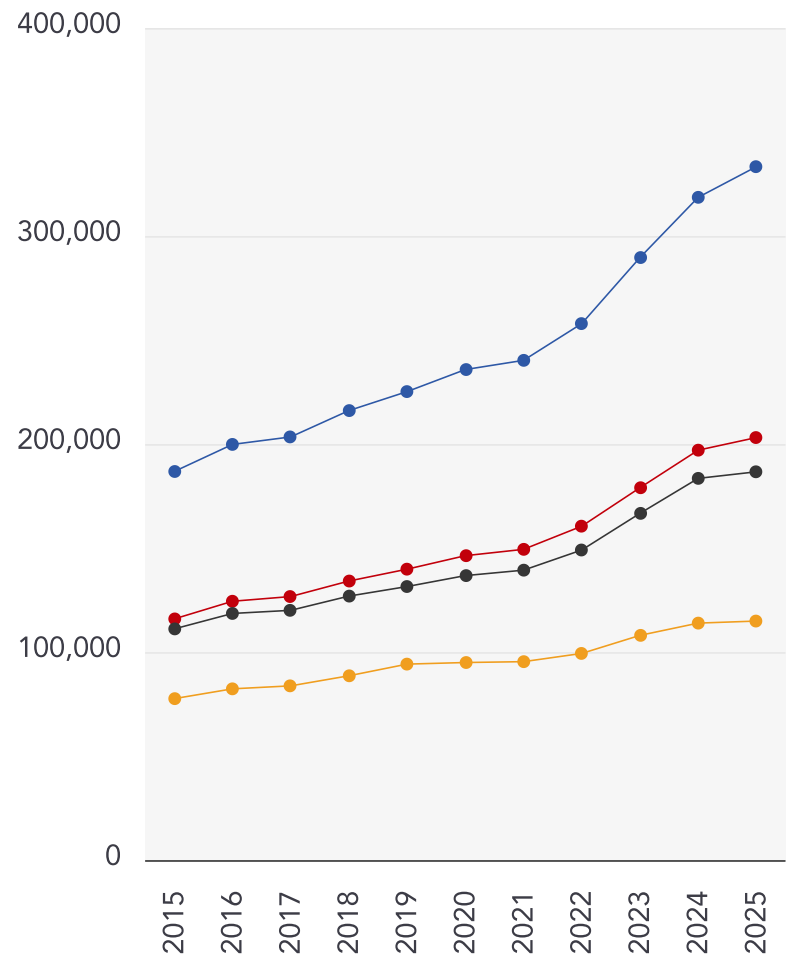
## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Staffordshire                                                                       | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas                                                                     | Very low                                                                            | 17<br>mb/s                                                                          | 80<br>mb/s                                                                            | 8000<br>mb/s                                                                          |
| ● Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
|  |  |  |    |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in WS11



Detached

**+78.42%**

Semi-Detached

**+75.18%**

Terraced

**+67.93%**

Flat

**+48.03%**

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## Important - Please Read

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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 butters john bee 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.

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.

# butters john bee

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Valuation Office  
Agency

