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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



RESERVOIR ROAD, HEDNESFORD, CANNOCK, WS12

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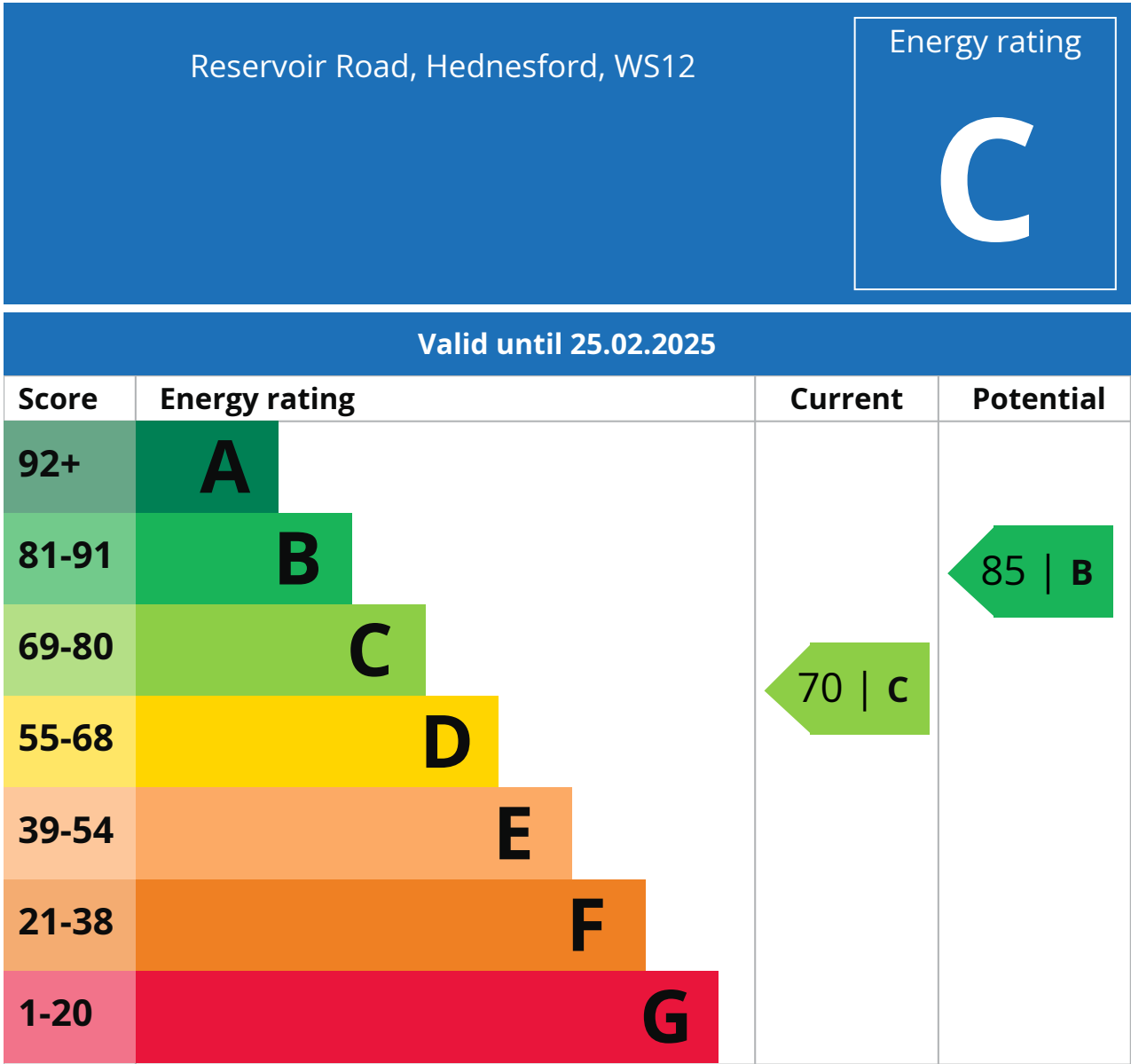
Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.21 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,522		
Title Number:	SF513948		

Local Area

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

Property
EPC - Certificate



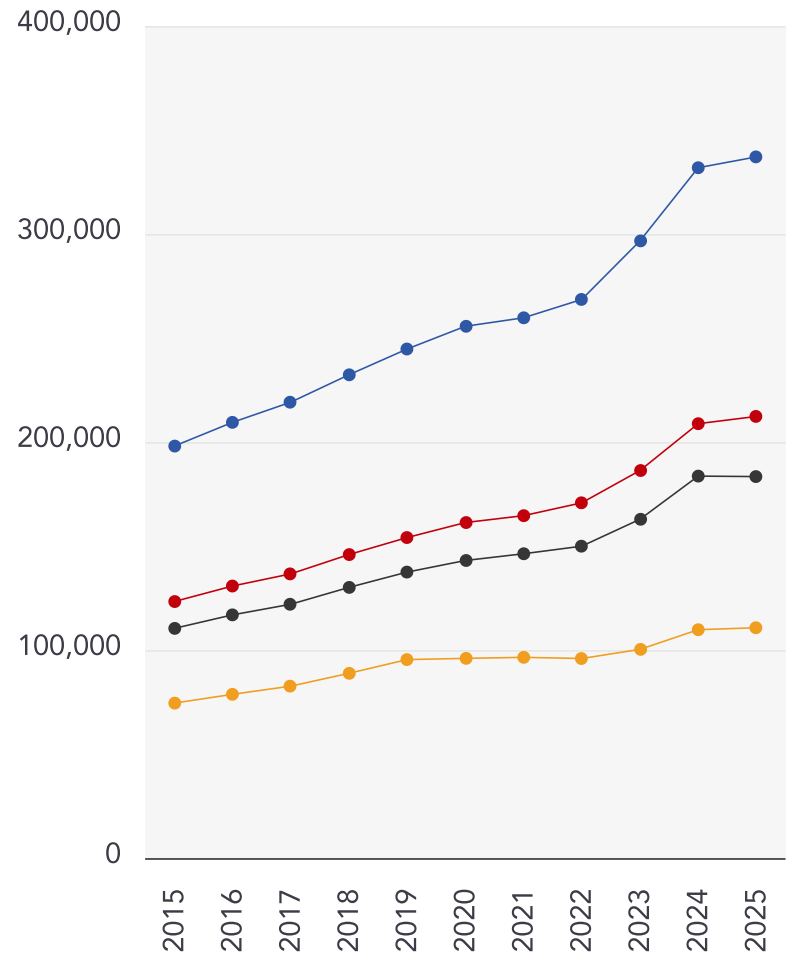
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	157 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in WS12



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

Important - Please Read

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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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Valuation Office
Agency

