

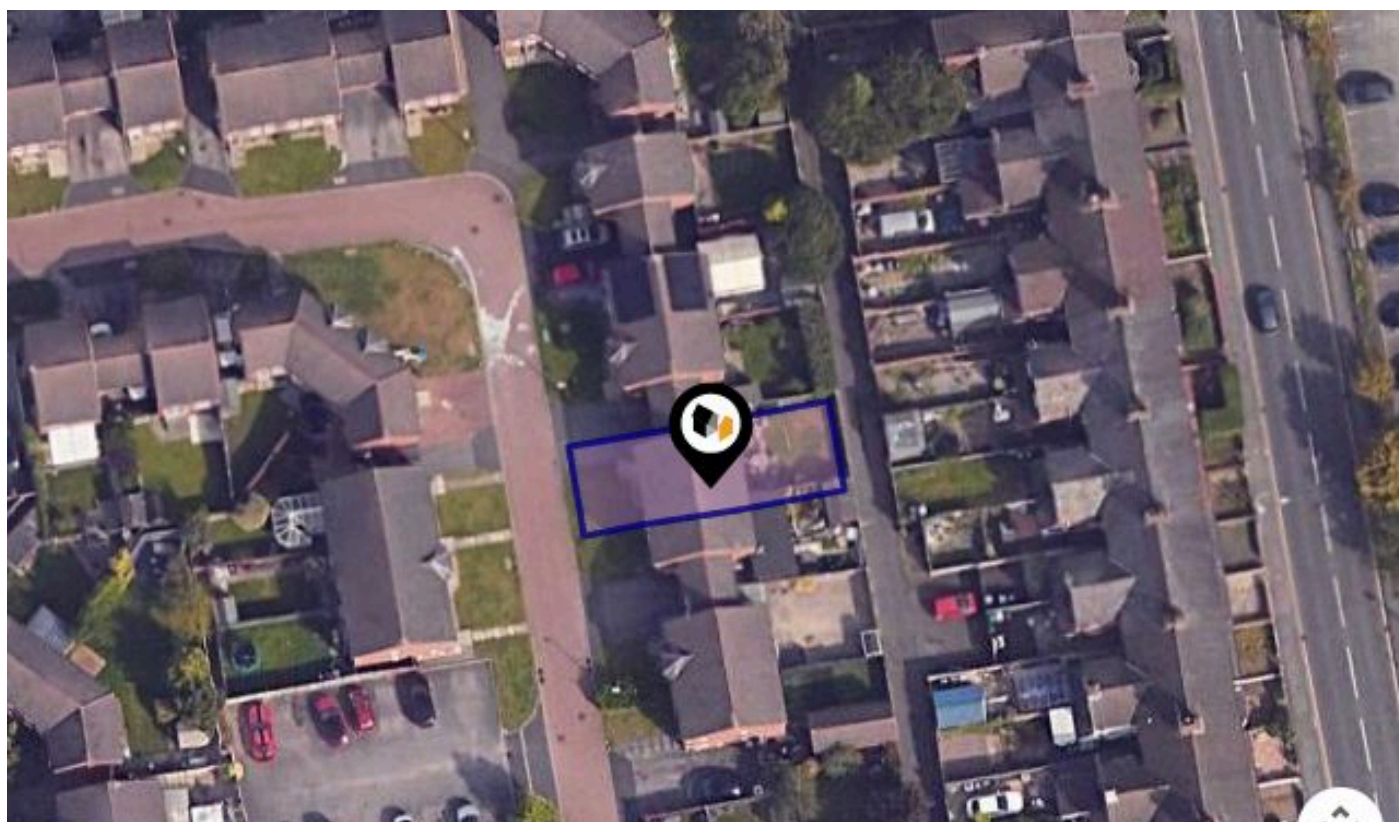


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**DARIO GRADI DRIVE, CREWE, CW2**

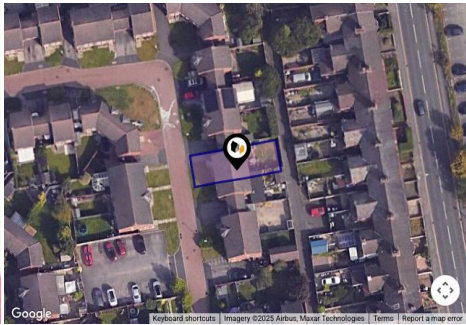
**butters john bee**

181-183 Nantwich Road, Crewe, Cheshire, CW2 6DF

01270 814950

crewe@bjbmail.com

www.buttersjohnbee.com



## Property

|                  |                     |         |          |
|------------------|---------------------|---------|----------|
| Type:            | Semi-Detached House | Tenure: | Freehold |
| Bedrooms:        | 3                   |         |          |
| Plot Area:       | 0.04 acres          |         |          |
| Year Built :     | 2002                |         |          |
| Council Tax :    | Band B              |         |          |
| Annual Estimate: | £1,814              |         |          |
| Title Number:    | CH496425            |         |          |

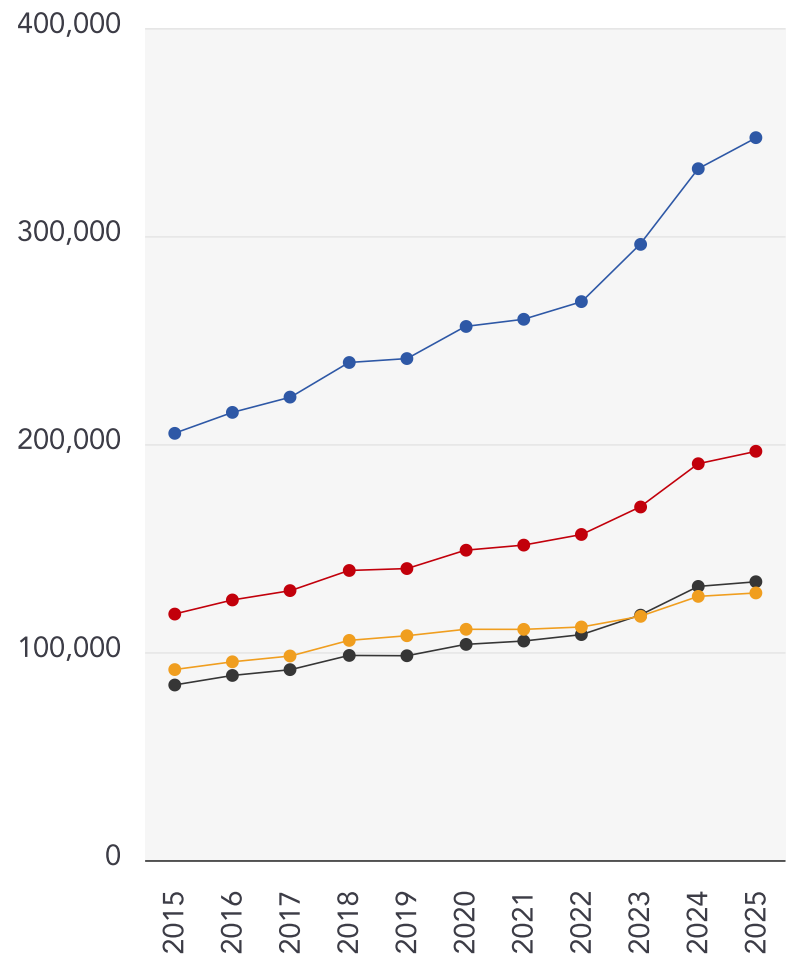
## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Cheshire east                                                                       | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas                                                                     | Very low                                                                            | 7<br>mb/s                                                                           | 105<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 CW2



Detached

**+69.27%**

Semi-Detached

**+66.15%**

Flat

**+40.22%**

Terraced

**+58.95%**

---

## 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 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

## Data Quality

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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

**butters john bee**<sup>bjb</sup>

#### **butters john bee**

181-183 Nantwich Road, Crewe, Cheshire,  
CW2 6DF  
01270 814950  
crewe@bjbmail.com  
www.buttersjohnbee.com



Valuation Office  
Agency

