

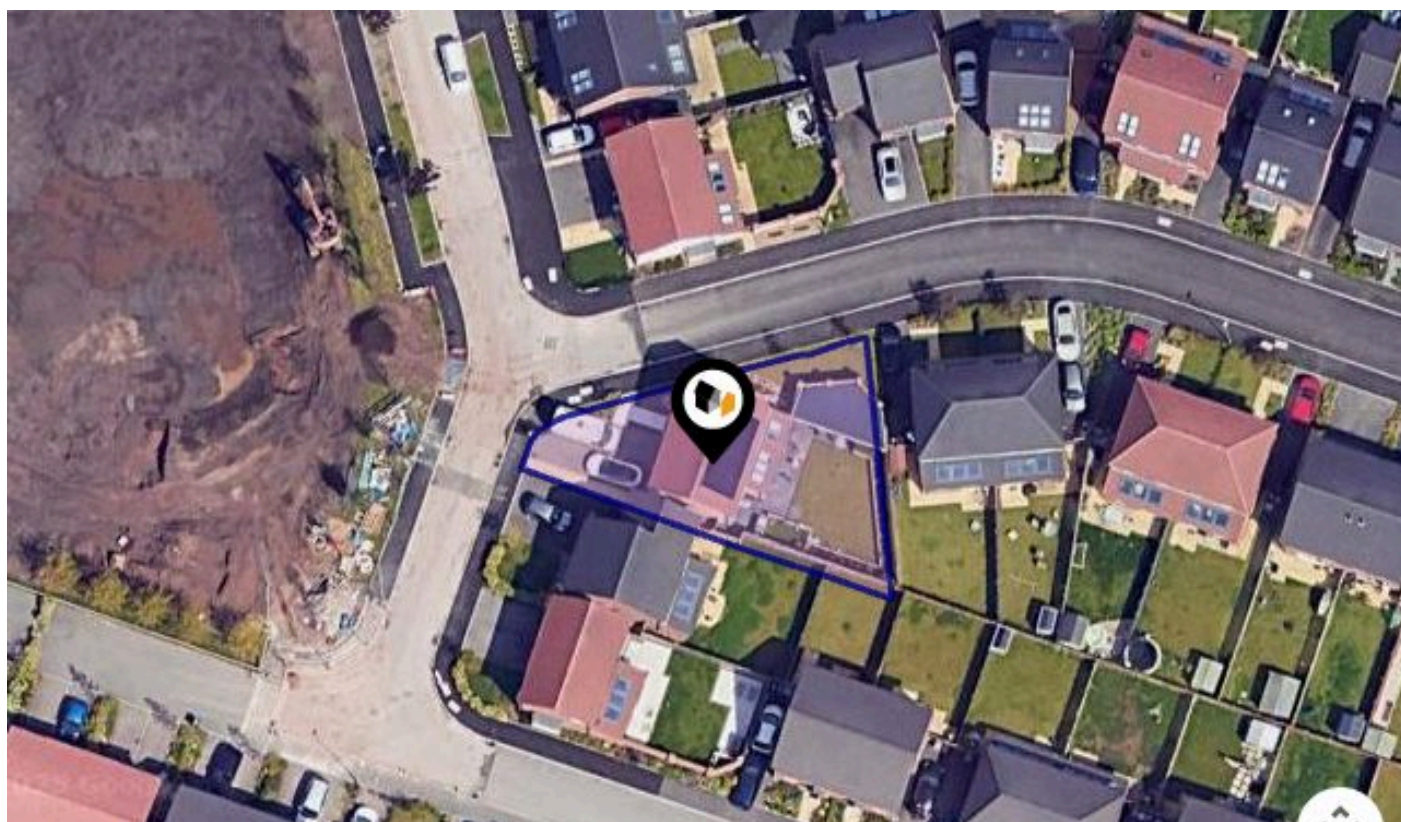


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**KEN WOOLLEY ROAD, CREWE, CW1**

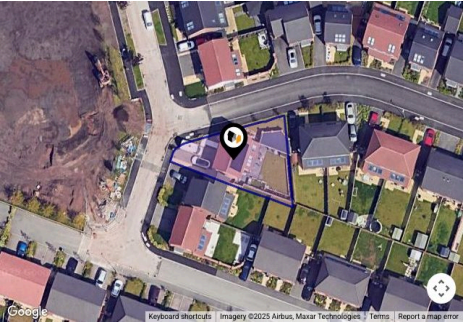
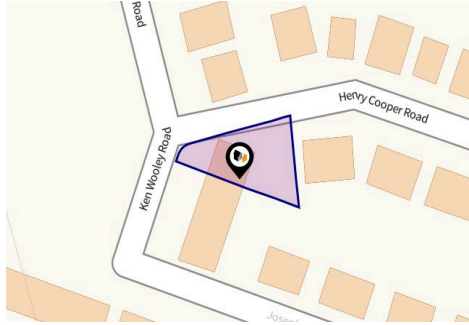
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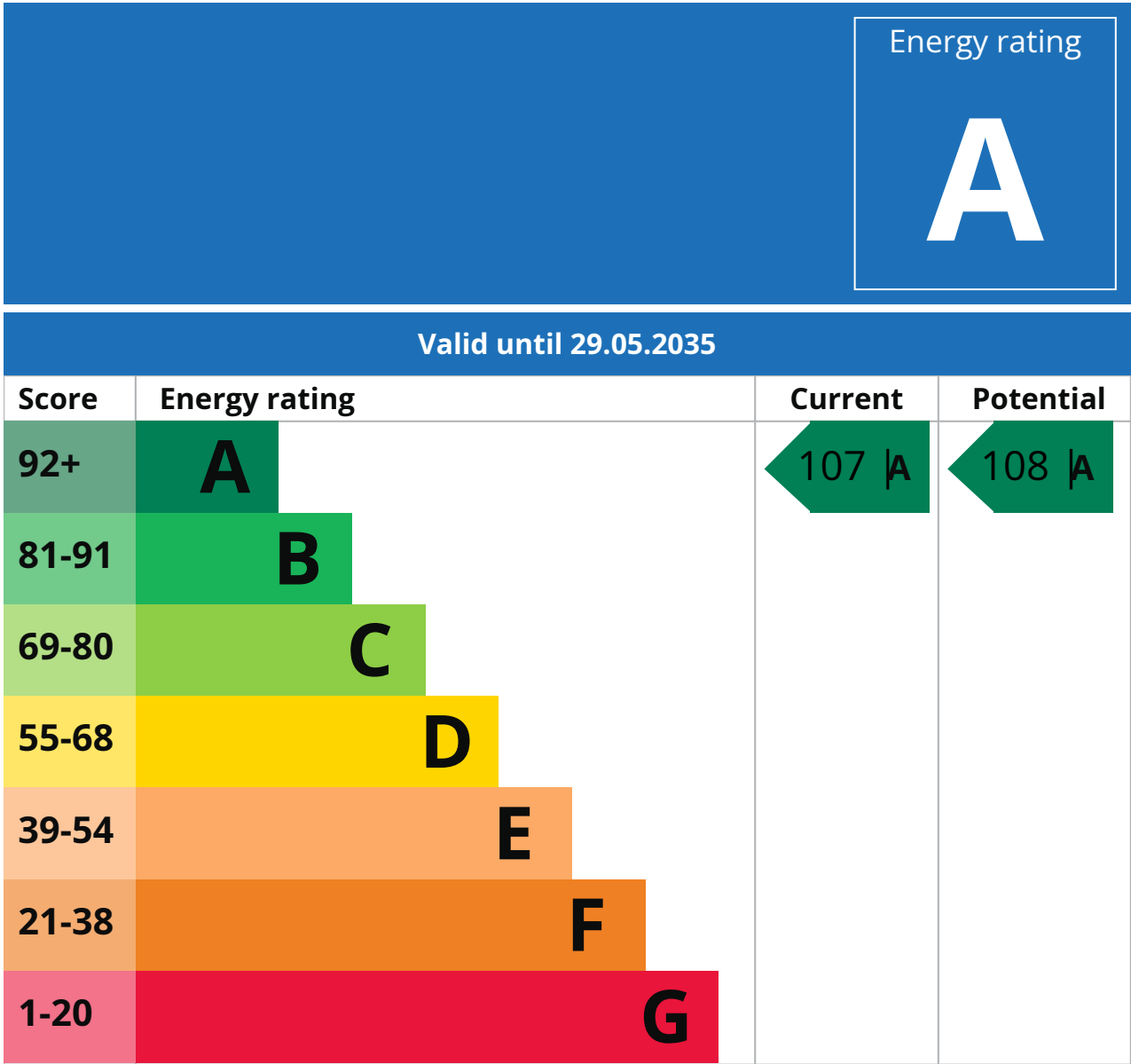


## Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	0		
Floor Area:	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	CH705506		

## Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	3	128	1800
● Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



### Additional EPC Data

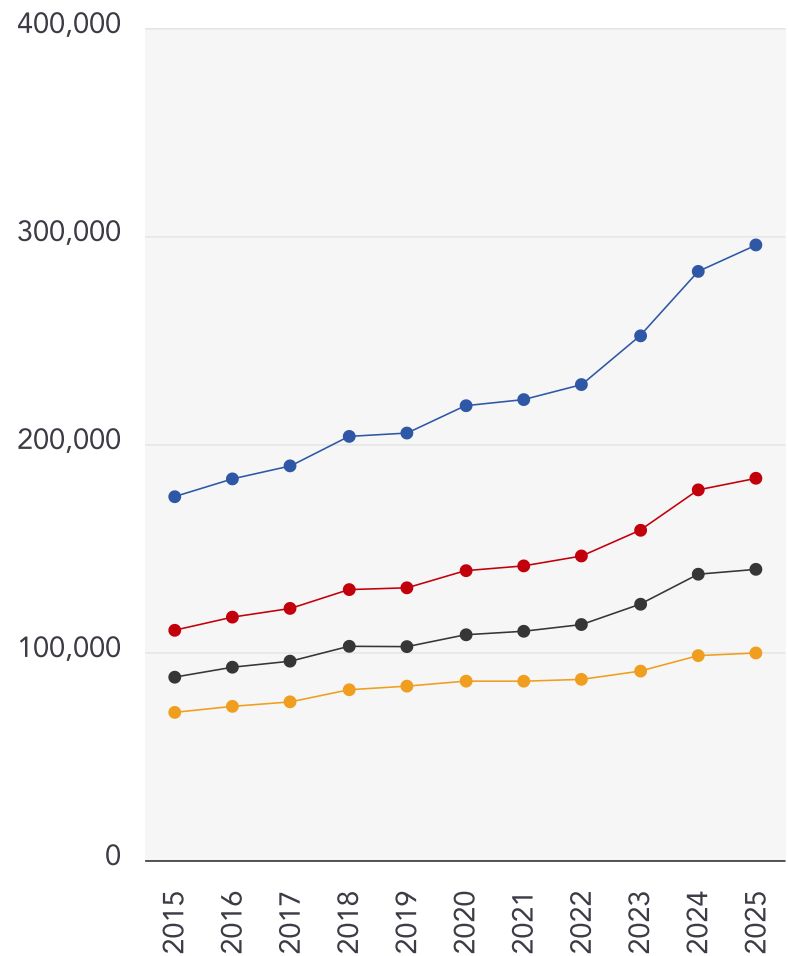
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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Pitched, 300 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	109 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CW1



Detached

**+69.27%**

Semi-Detached

**+66.15%**

Terraced

**+58.95%**

Flat

**+40.22%**

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## 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.

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