

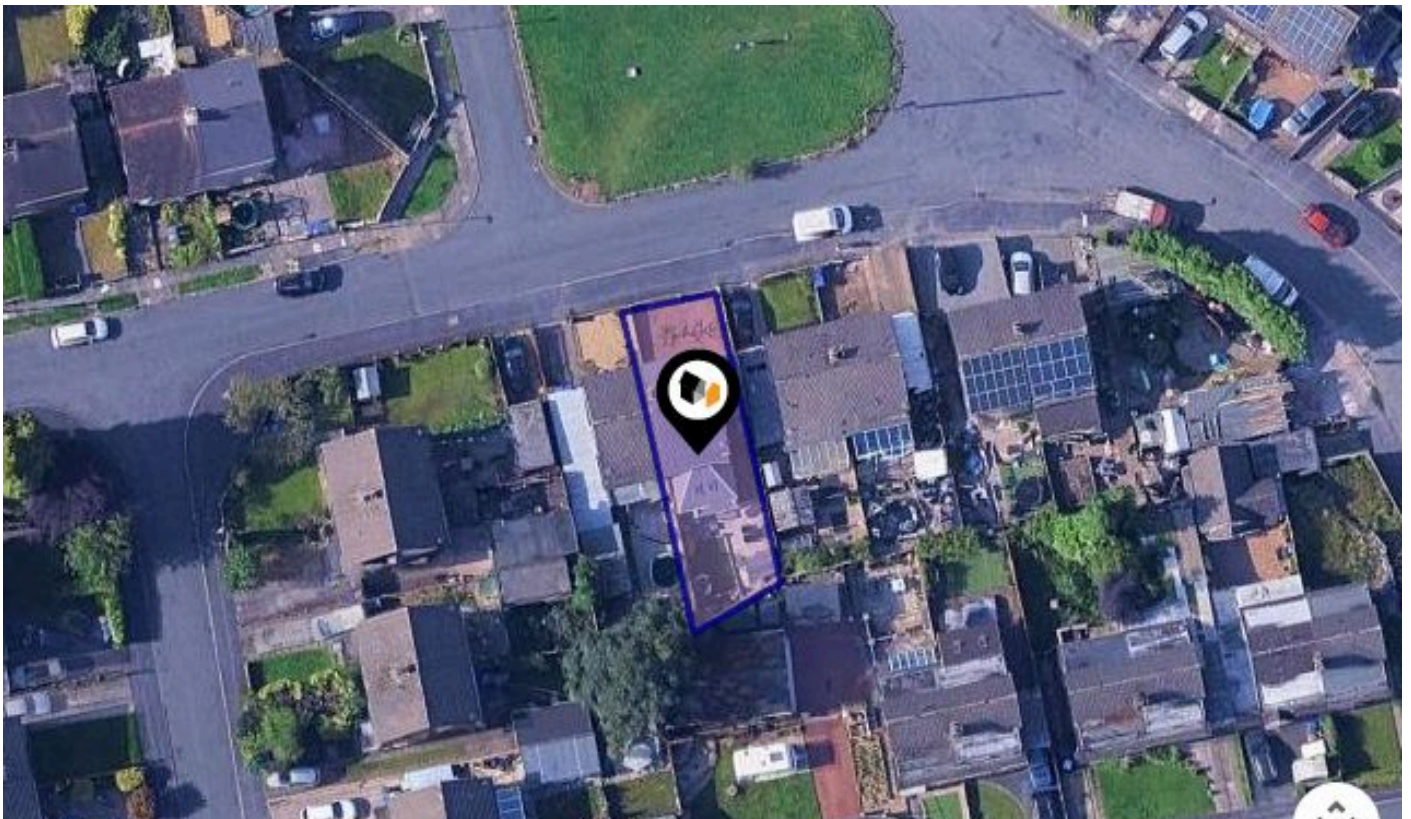


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**COWLISHAW ROAD, STOKE-ON-TRENT, ST6**

**butters john bee**

2-6 Tontine Square, Hanley, Stoke-on-trent, Staffordshire, ST1 1NP

01782 470226

hanley@bjbmail.com

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## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,616
Title Number:	SF115744

Tenure:	Freehold
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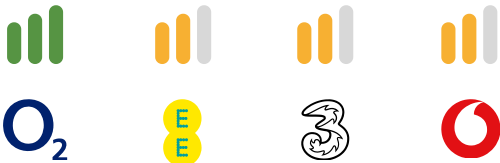
## Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4	57	1000
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



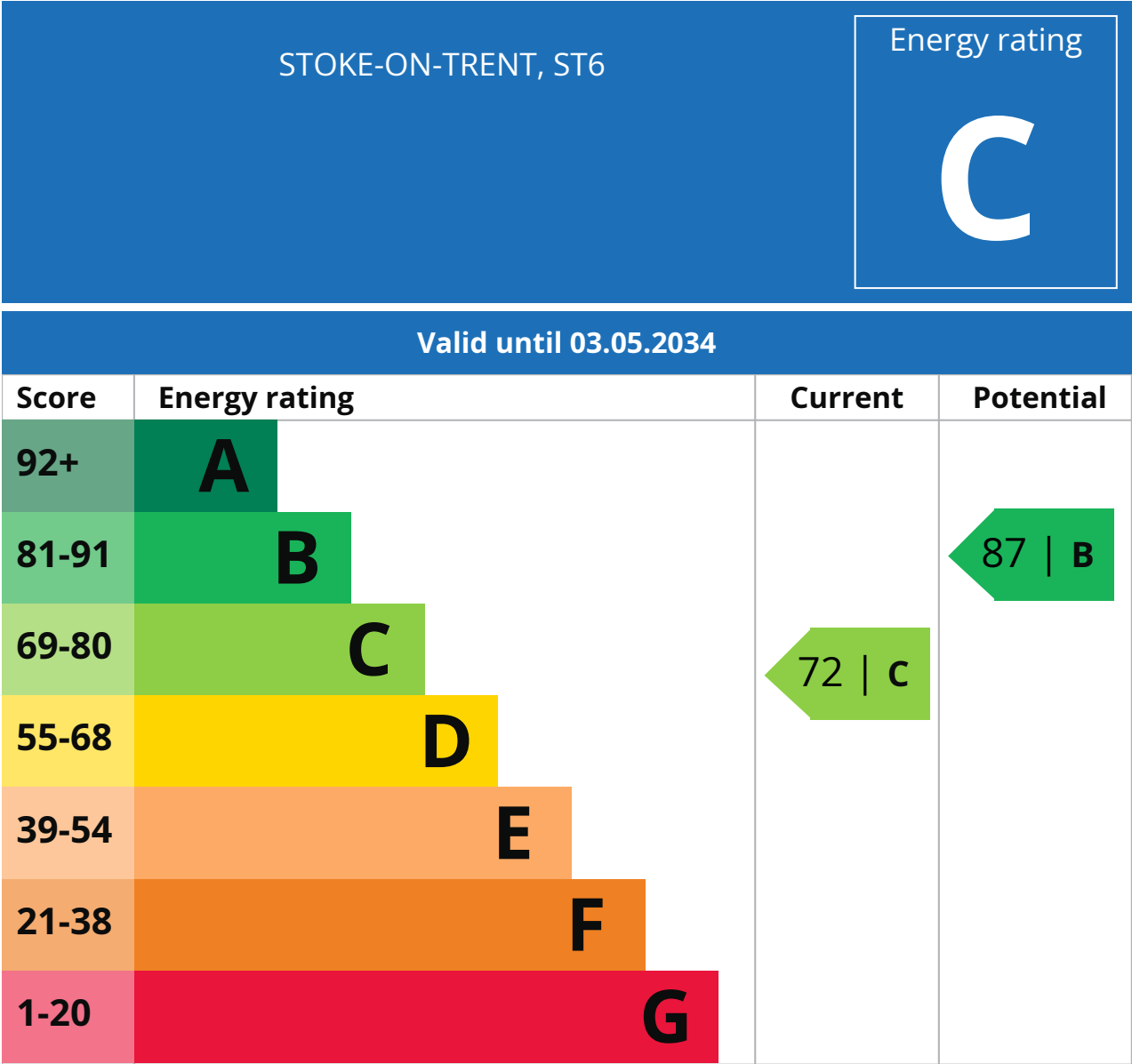
# Planning History

## This Address

Planning records for: **Cowlshaw Road, Stoke-on-trent, ST6**

Reference - 62971/PNH	
Decision:	Decided
Date:	23rd August 2018
Description:	Single storey rear extension (prior notification)

Reference - Stoke/62971/PNH	
Decision:	Decided
Date:	23rd August 2018
Description:	Single storey rear extension (prior notification)



### Additional EPC Data

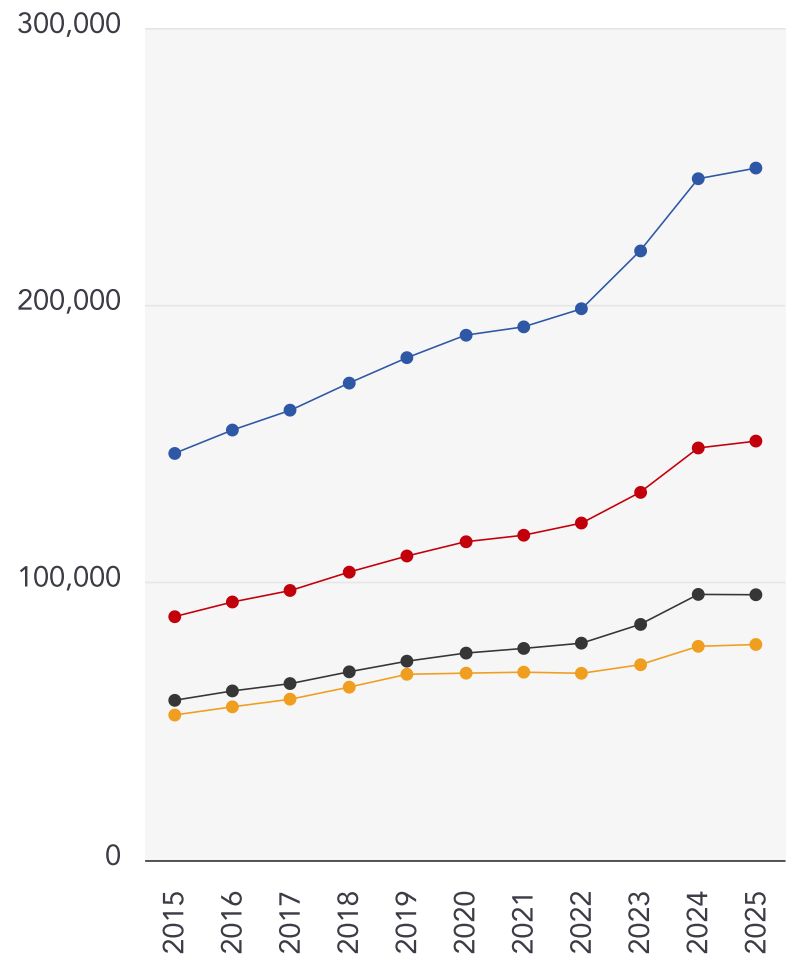
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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

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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.

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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