

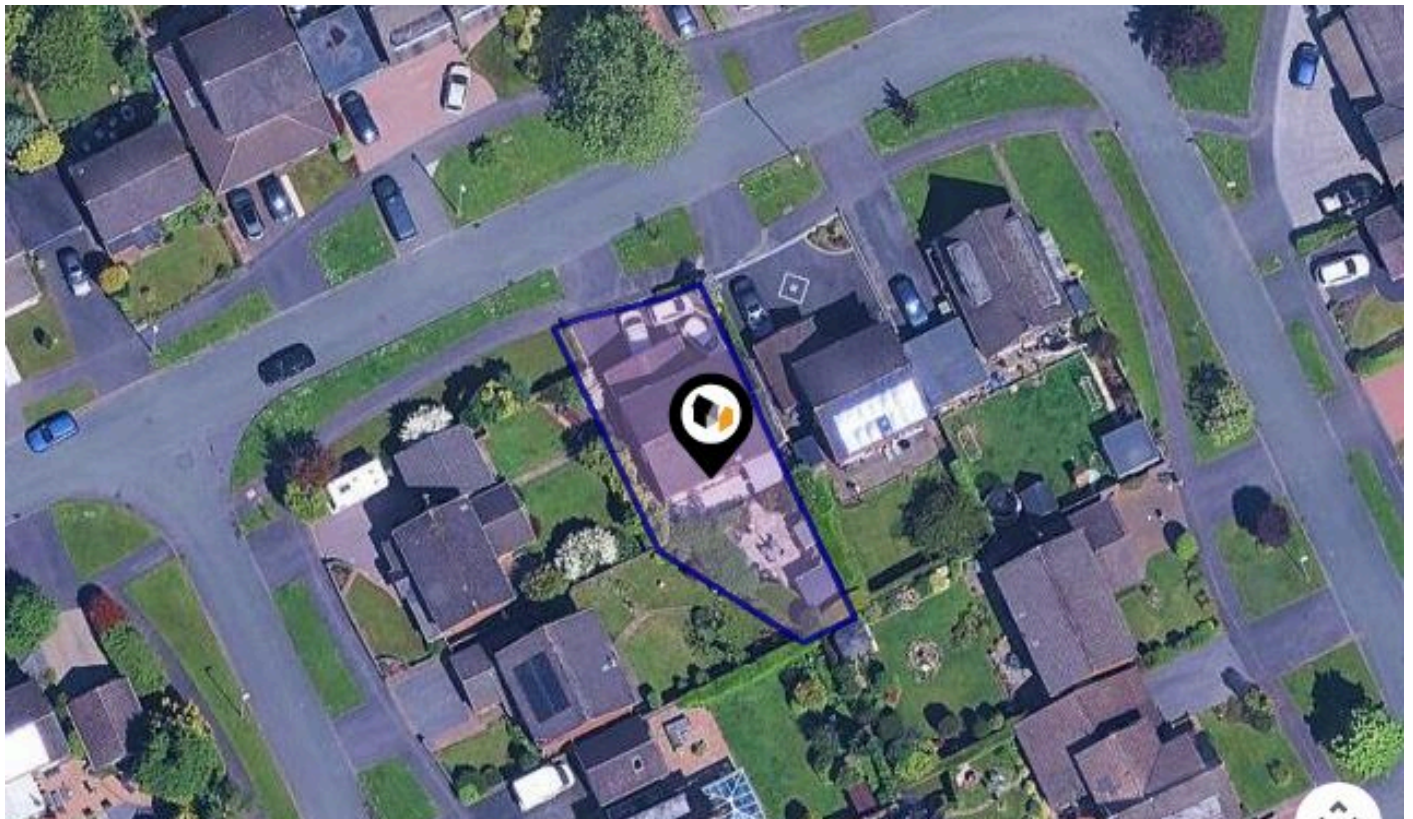


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



KESTREL AVENUE, STOKE-ON-TRENT, ST3

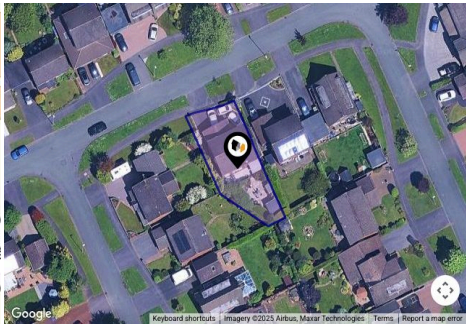
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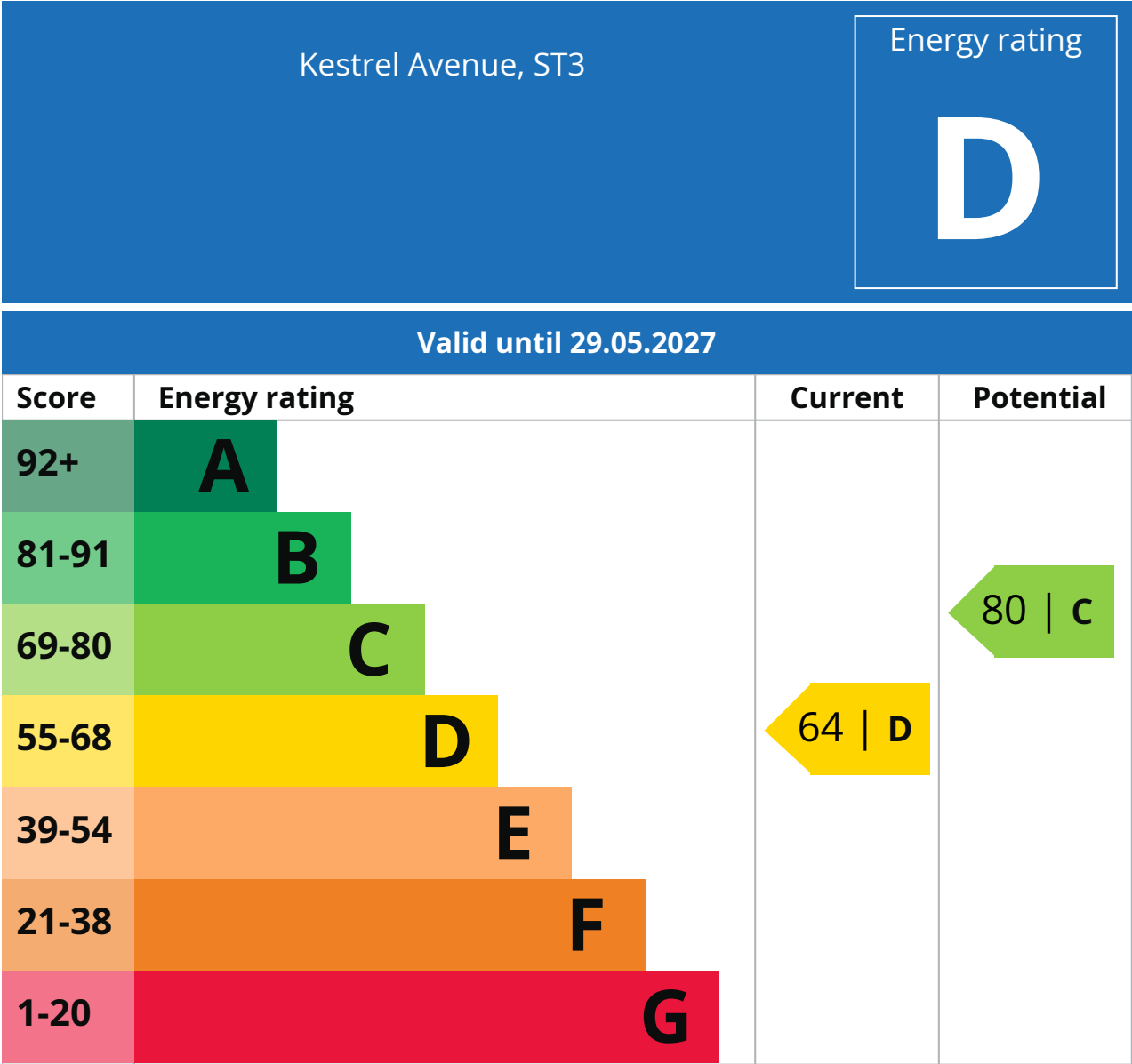
Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,078		
Title Number:	SF128415		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				
				
				

Property
EPC - Certificate



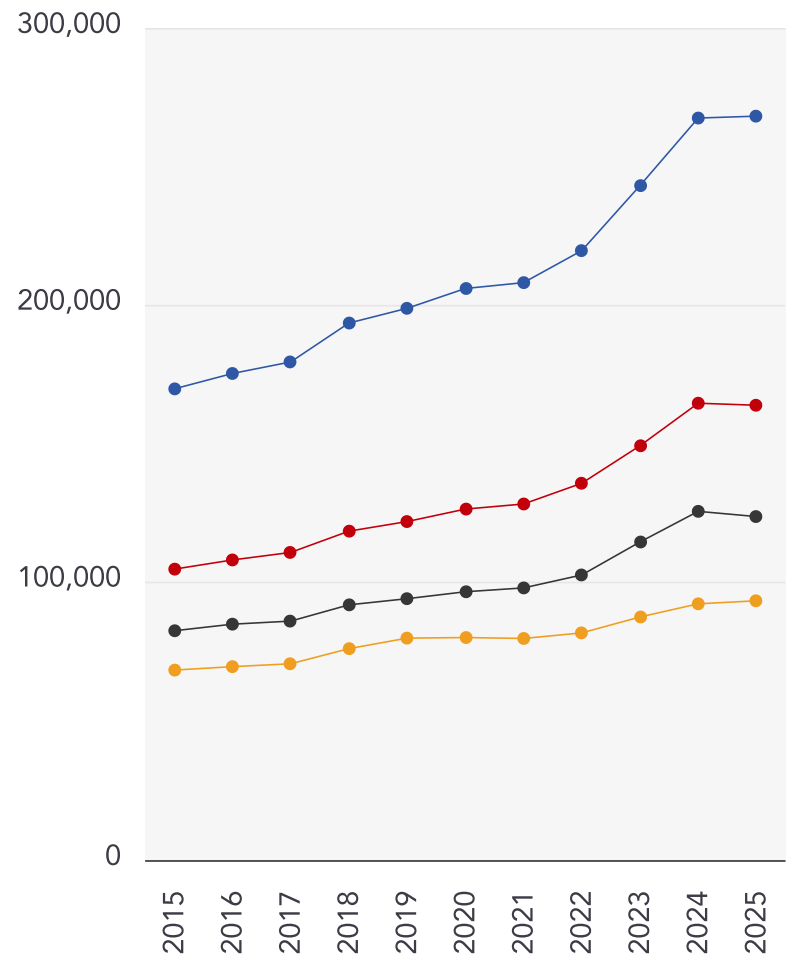
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	142 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST3



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

Flat

+36.46%

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

