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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**WEST PARADE, STOKE-ON-TRENT, ST4**

**butters john bee**

75 The Strand, Longton, Stoke-on-trent, Staffordshire, ST3 2NS

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## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,386
Title Number:	SF74503

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

10  
mb/s



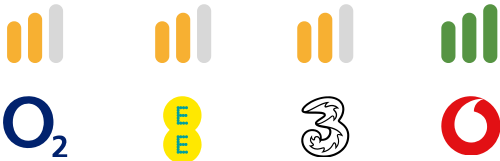
80  
mb/s



1000  
mb/s



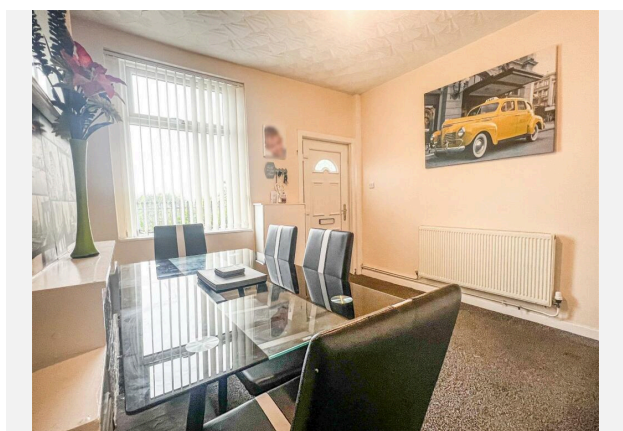
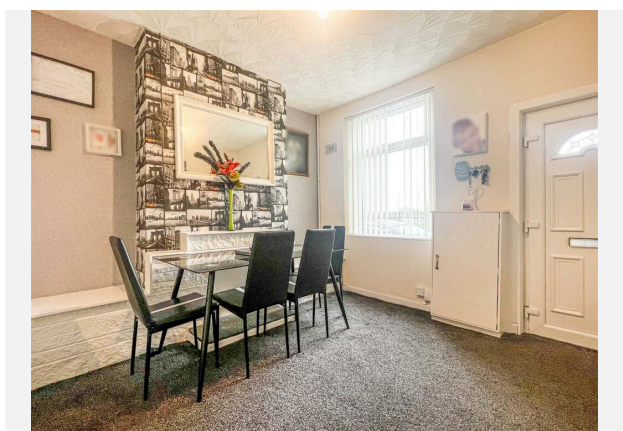
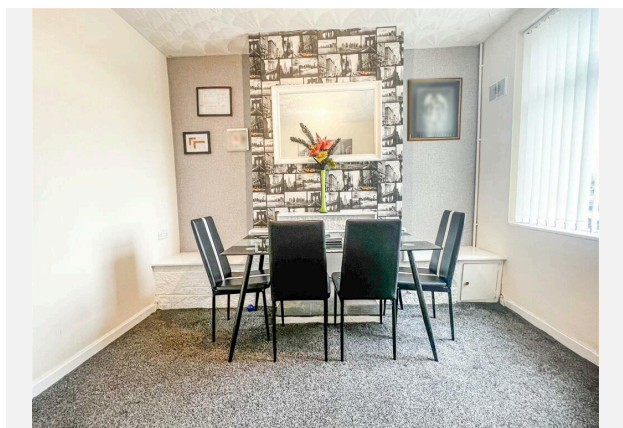
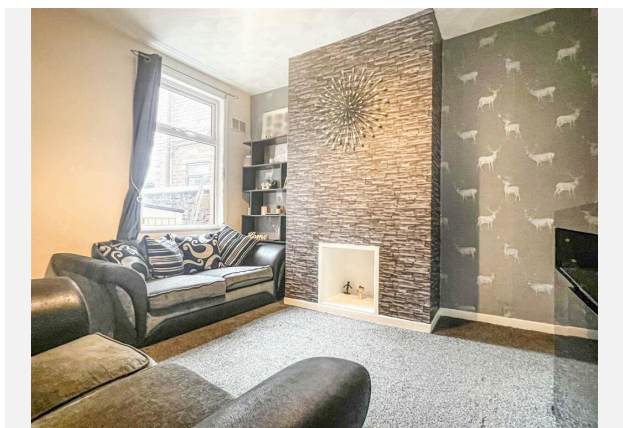
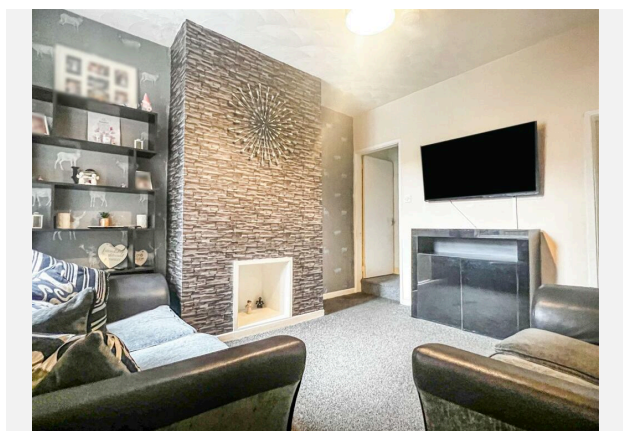
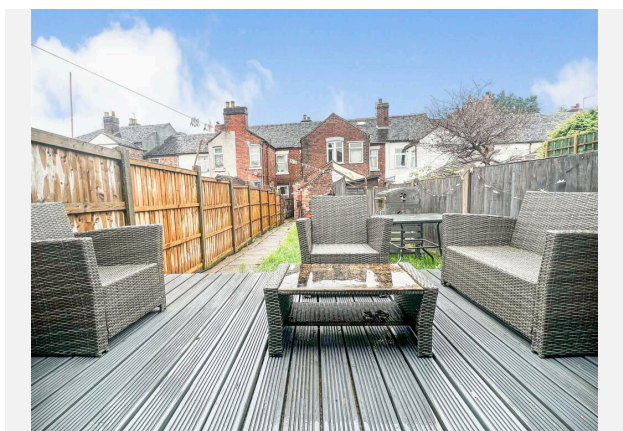
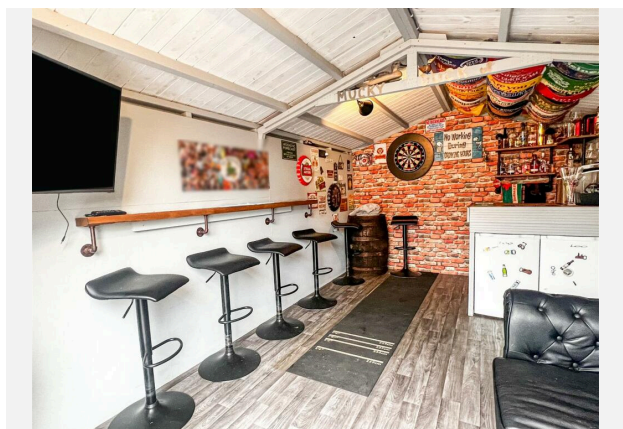
Mobile Coverage:  
(based on calls indoors)



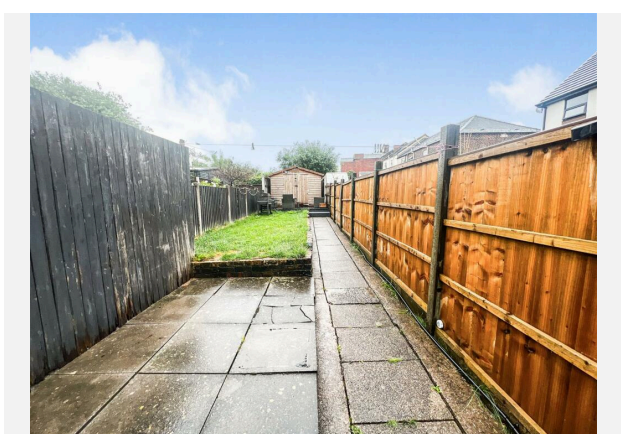
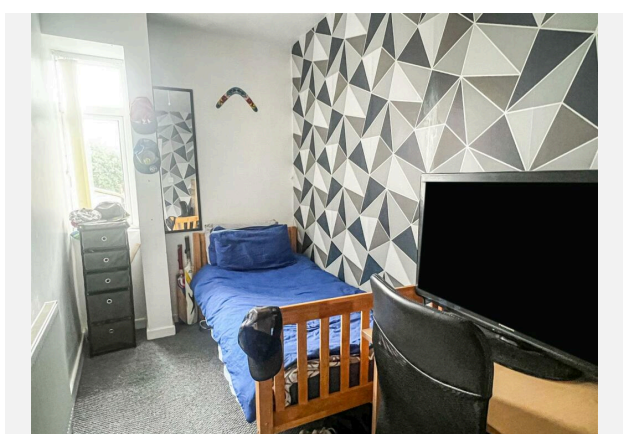
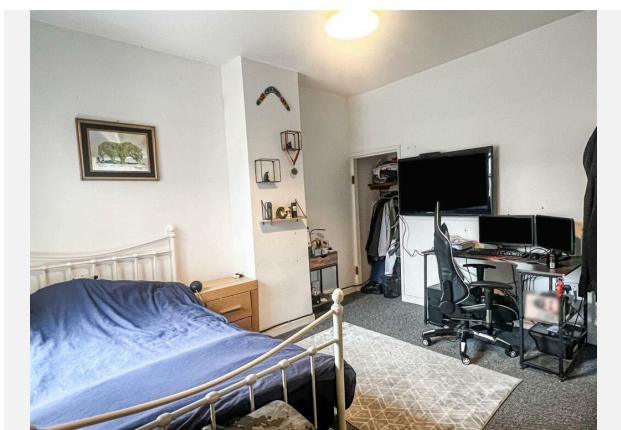
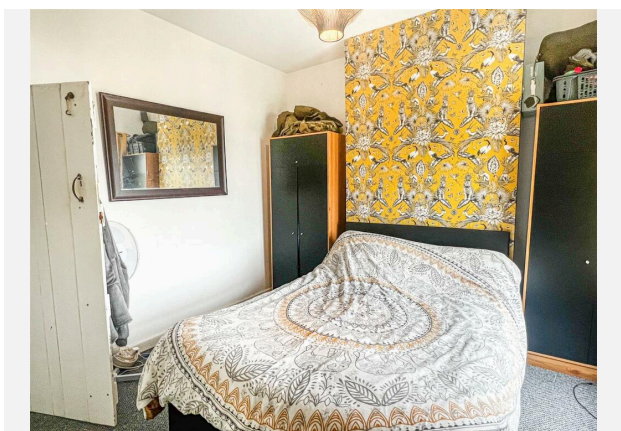
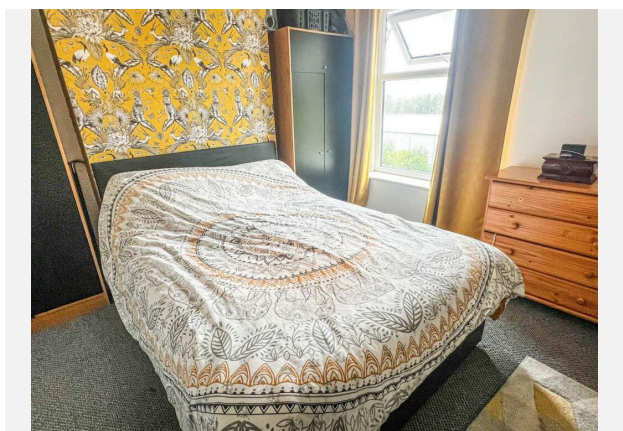
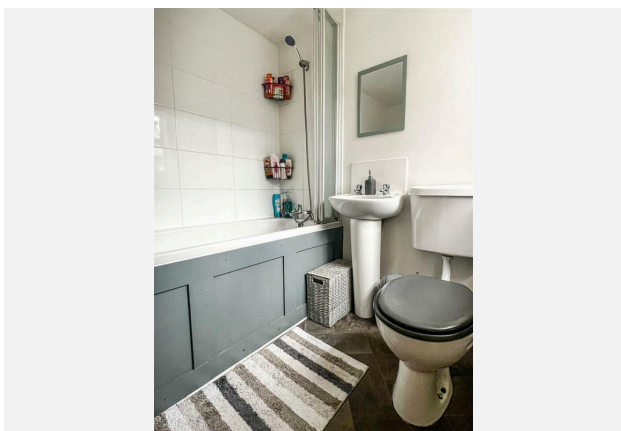
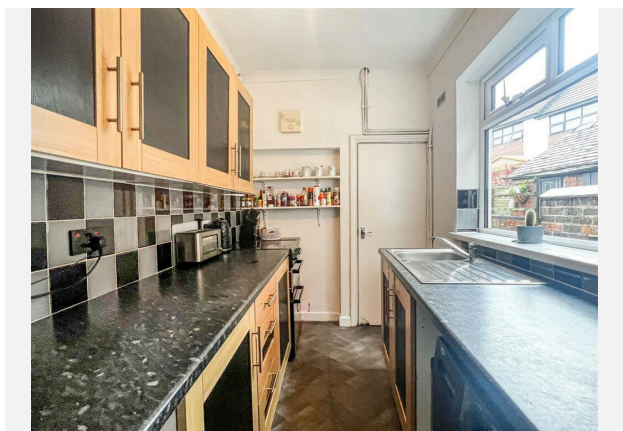
Satellite/Fibre TV Availability:





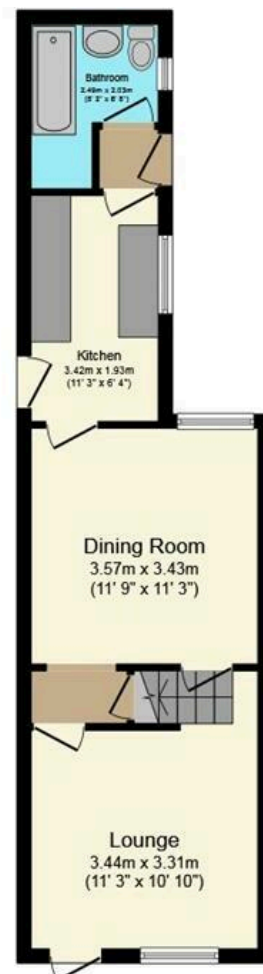








## WEST PARADE, STOKE-ON-TRENT, ST4



### Floor Plan

Floor area 38.9 sq.m.  
(419 sq.ft.) approx

Total floor area 38.9 sq.m. (419 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## WEST PARADE, STOKE-ON-TRENT, ST4



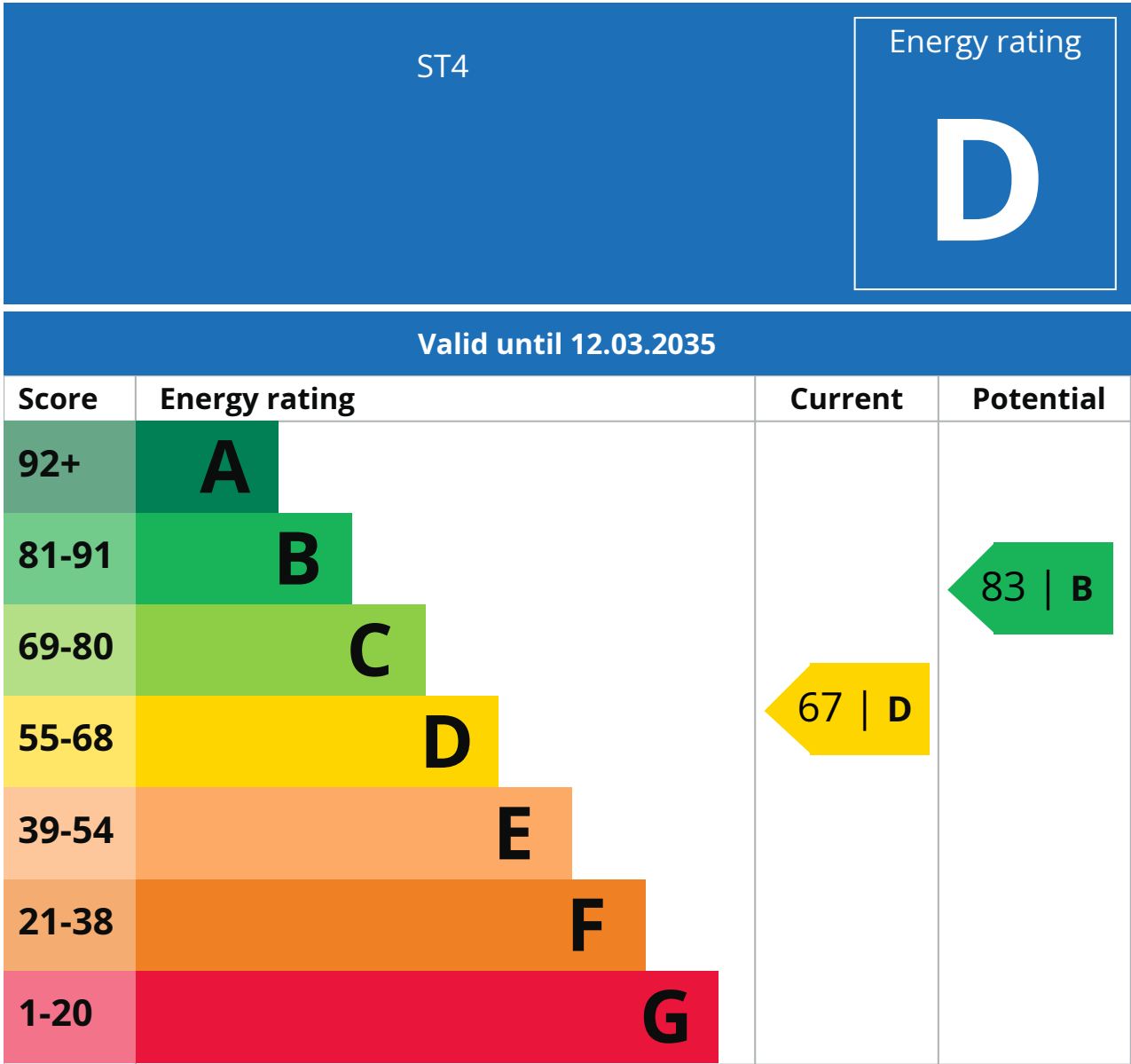
### Floor Plan

Floor area 34.4 sq.m. (371 sq.ft.) approx

Total floor area 34.4 sq.m. (371 sq.ft.) approx

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### Additional EPC Data

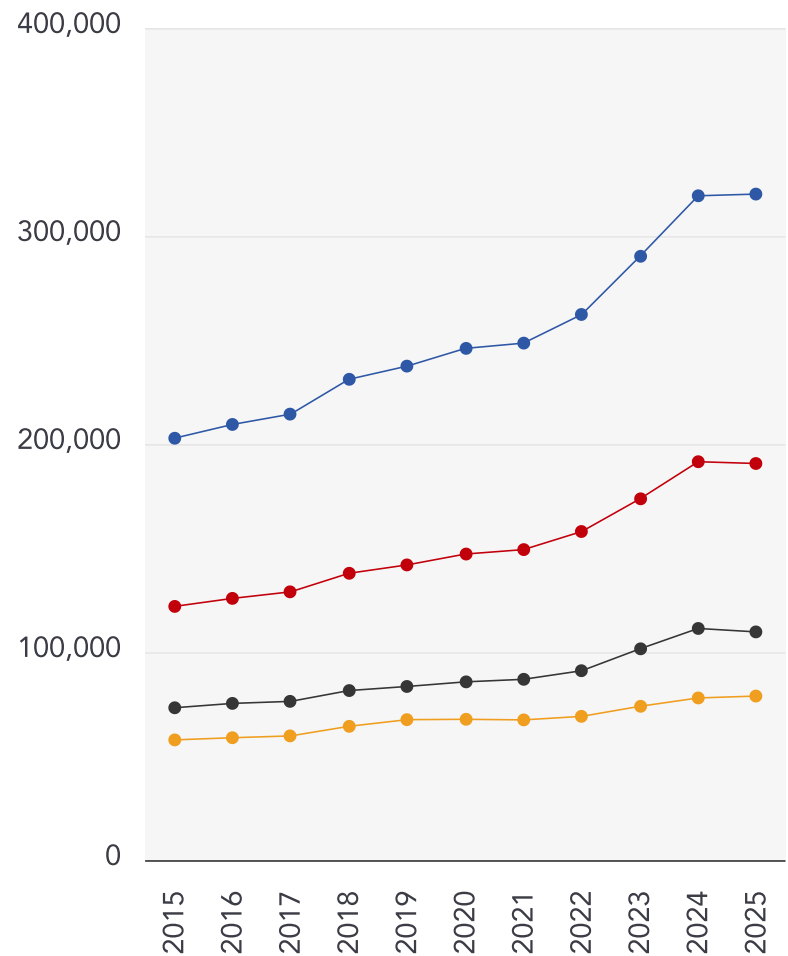
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<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>	Good
<b>Lighting:</b>	Low energy lighting in 91% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

**+57.87%**

Semi-Detached

**+56.32%**

Terraced

**+49.77%**

Flat

**+36.46%**

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## Important - Please Read

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# butters john bee

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Valuation Office  
Agency

