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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**RIDGWAY DRIVE, BLYTHE BRIDGE, STOKE-ON-TRENT, ST11**

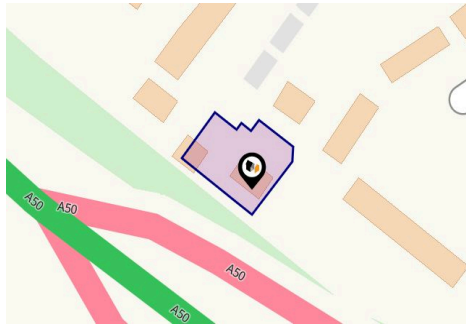
**butters john bee**

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## Property

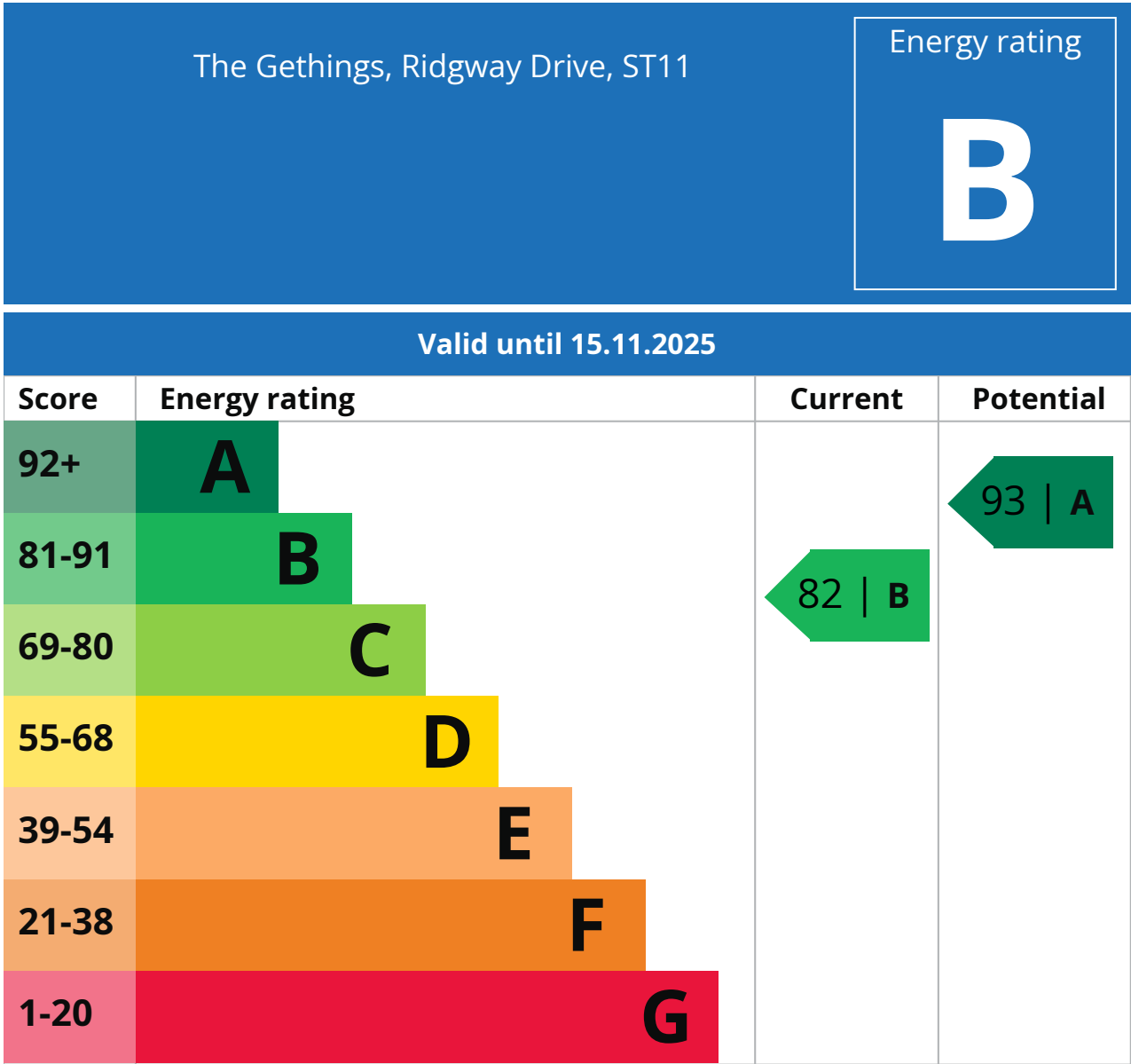
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft <sup>2</sup> / 92 m <sup>2</sup>		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,211		
Title Number:	SF624956		

## Local Area

Local Authority:	Stafford	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	46 mb/s	2000 mb/s
● Surface Water	Low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
O <sub>2</sub>	EE	3	Vodafone	BT	sky	Virgin media

Property  
**EPC - Certificate**



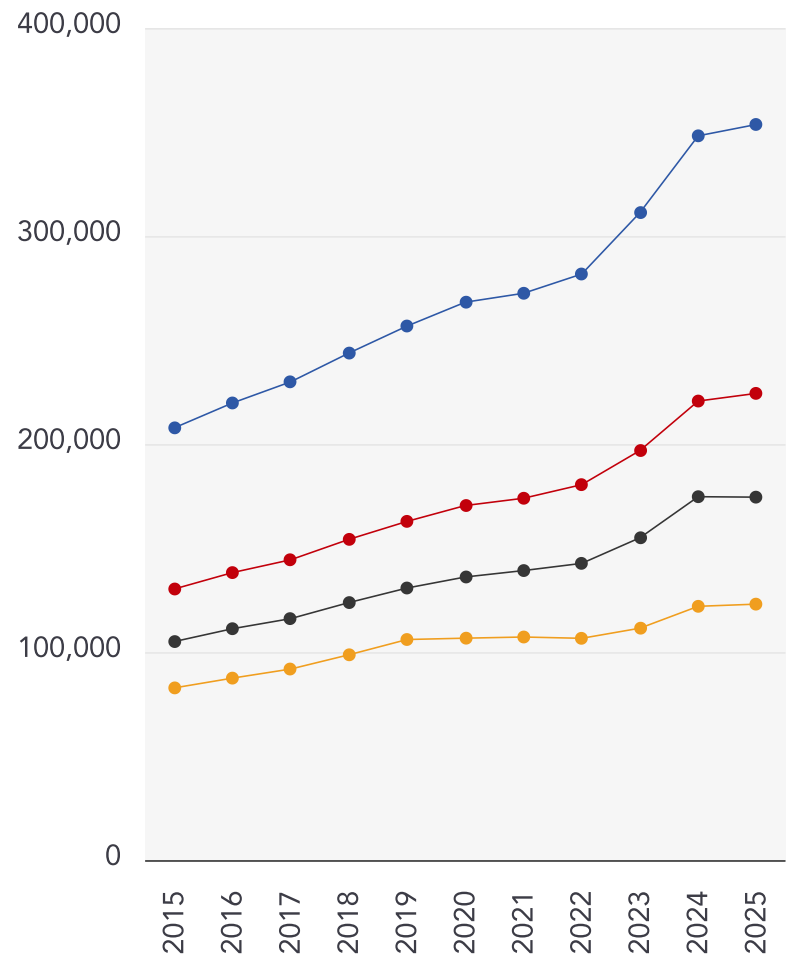
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>Floors:</b>	Average thermal transmittance 0.19 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	92 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST11



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

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## 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

