

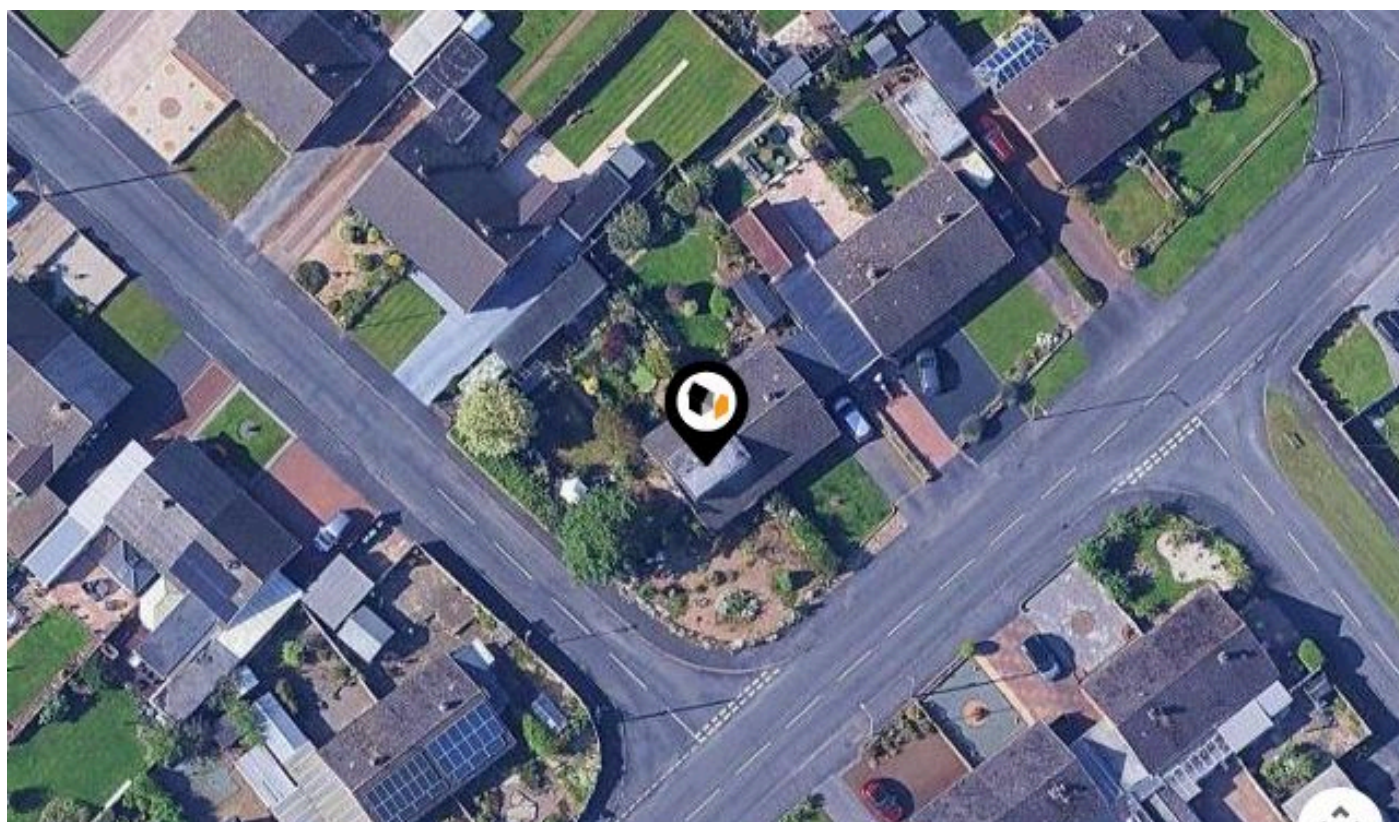


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



CRAB LANE, STAFFORD, ST16

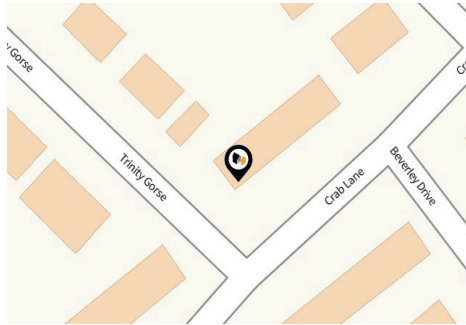
butters john bee

17 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 246000

stafford@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Council Tax :	Band C
Annual Estimate:	£1,965

Local Area

Local Authority:	Stafford
Conservation Area:	Kirkton
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	49 mb/s	1800 mb/s

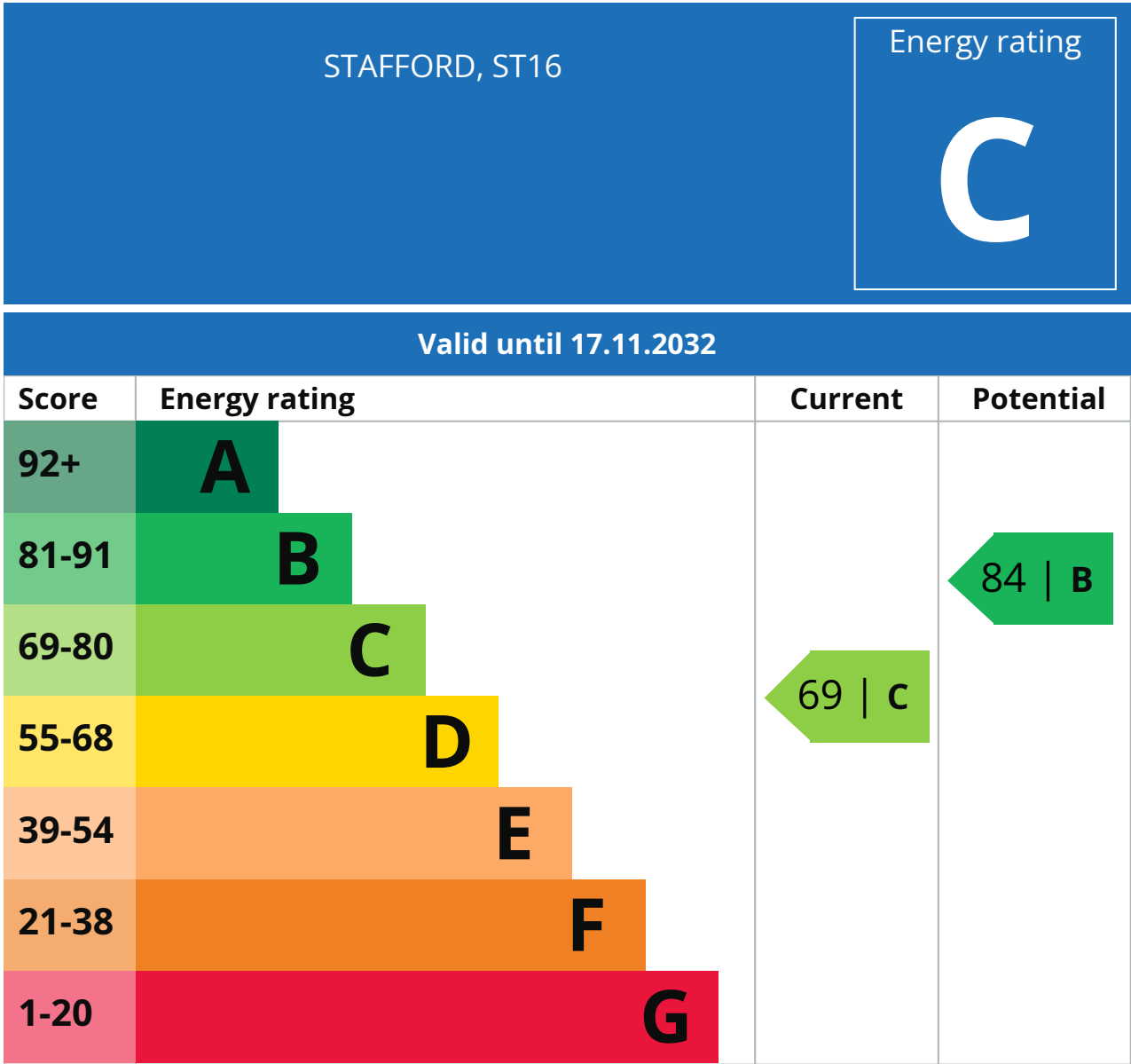
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



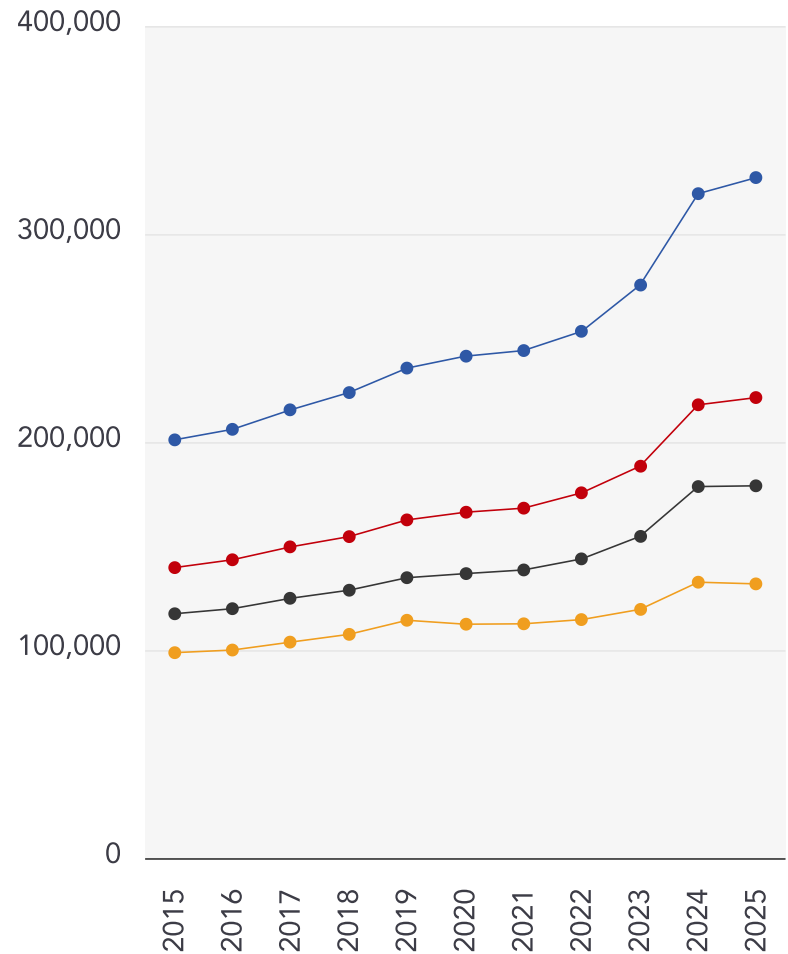
Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	72 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST16



Detached

+62.7%

Semi-Detached

+58.53%

Terraced

+52.35%

Flat

+33.48%

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of butters john bee or the seller.

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.

butters john bee

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee^{bjb}

butters john bee

17 Salter Street, Stafford, Staffordshire,
ST16 2JU
01785 246000
stafford@bjbmail.com
www.buttersjohnbee.com



Valuation Office
Agency

