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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**FUSILIER ROAD, WINSFORD, CW7**

**butters john bee**

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## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached House                     |
| Bedrooms:        | 3                                       |
| Floor Area:      | 839 ft <sup>2</sup> / 78 m <sup>2</sup> |
| Plot Area:       | 7.94 acres                              |
| Year Built :     | 2021                                    |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £1,860                                  |
| Title Number:    | CH671618                                |

Tenure: Freehold

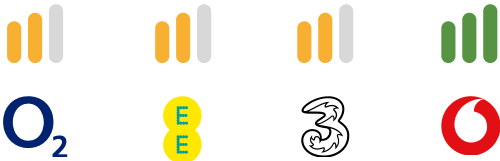
## Local Area

|                    |                           |
|--------------------|---------------------------|
| Local Authority:   | Cheshire west and chester |
| Conservation Area: | No                        |
| Flood Risk:        |                           |
| ● Rivers & Seas    | Very low                  |
| ● Surface Water    | Very low                  |

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>16</b><br>mb/s | <b>35</b><br>mb/s | <b>8000</b><br>mb/s |
|                   |                   |                     |

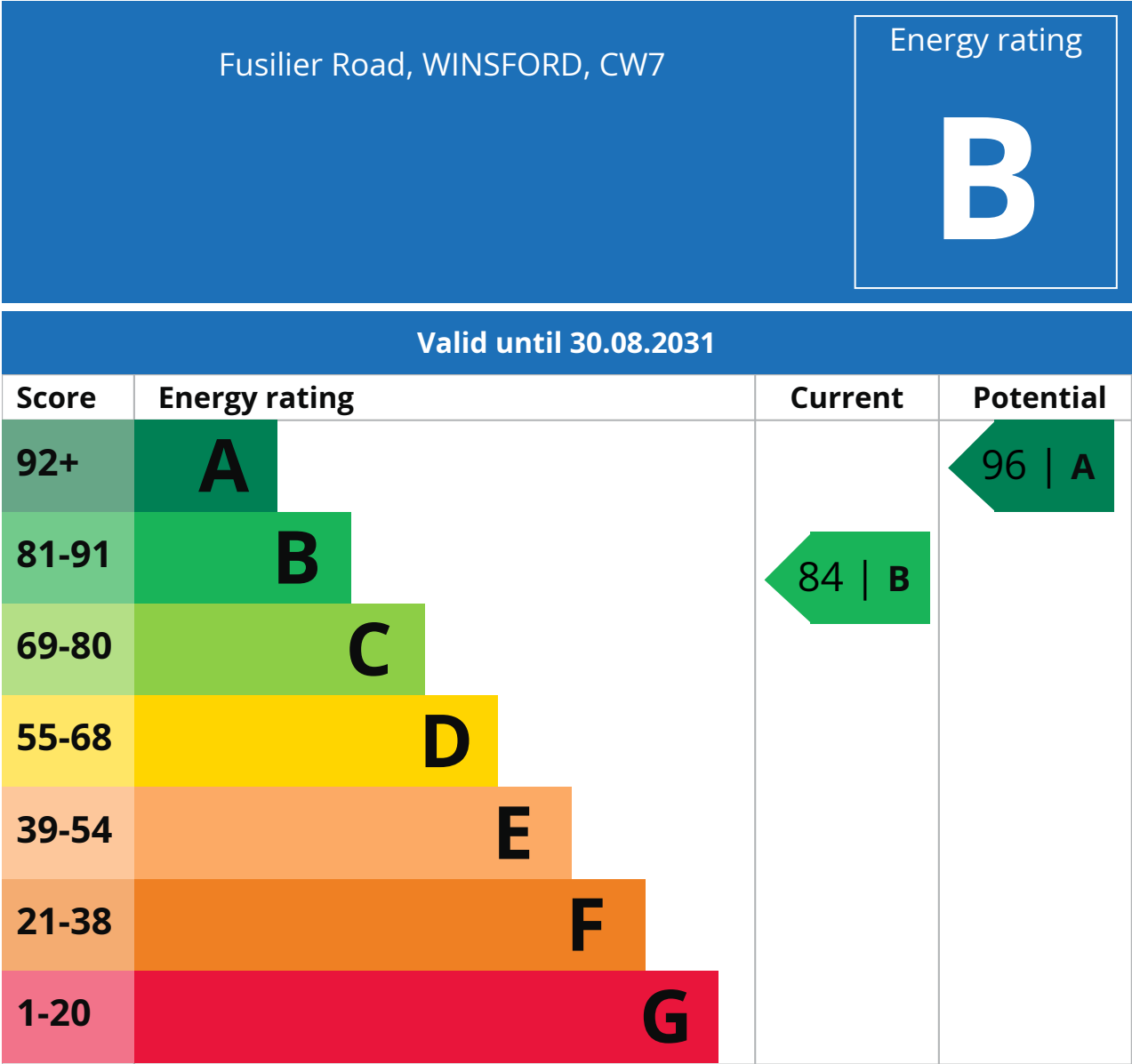
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



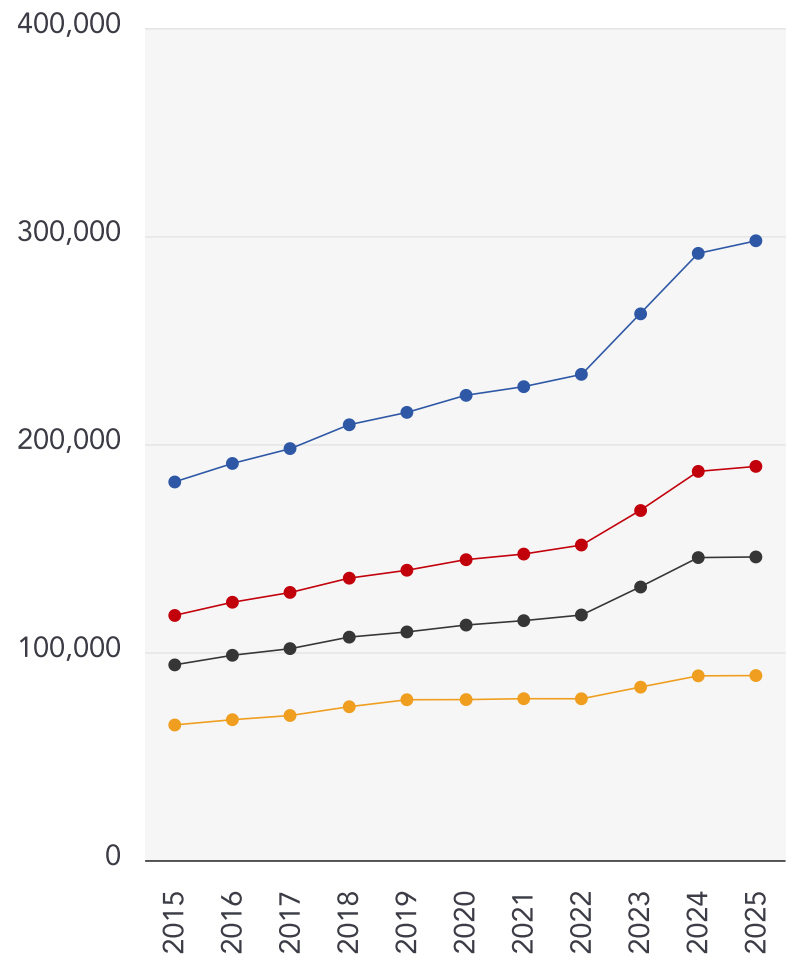
Property  
**EPC - Certificate**



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CW7



Detached

**+63.79%**

Semi-Detached

**+60.91%**

Terraced

**+55.27%**

Flat

**+36.55%**

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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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