

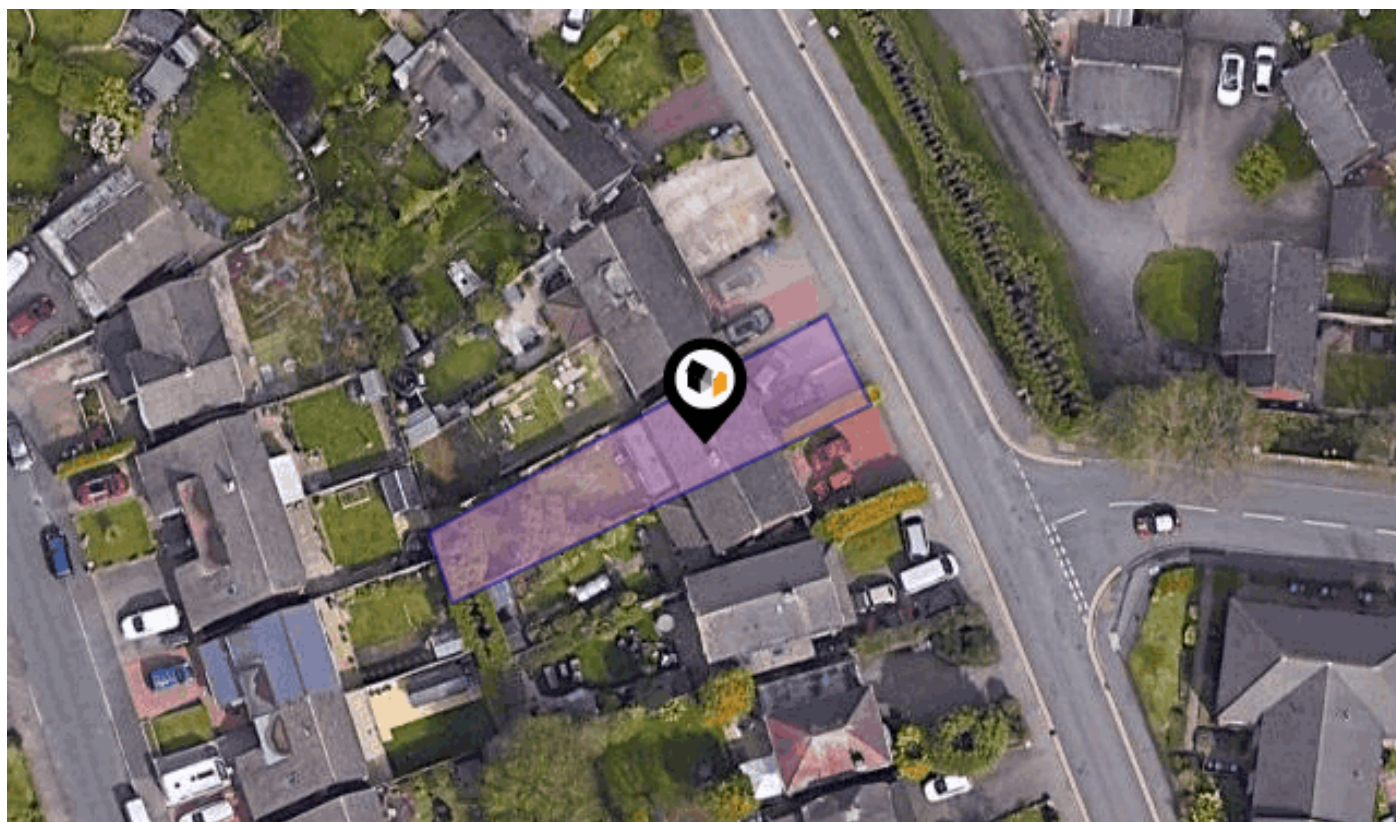


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 07<sup>th</sup> February 2026**



**BONEY HAY ROAD, BURNTWOOD, WS7**

## Bill Tandy and Company

16 Cannock Rd Burntwood WS7 0BJ

01543670055

robert@billtandy.co.uk

billtandy.co.uk















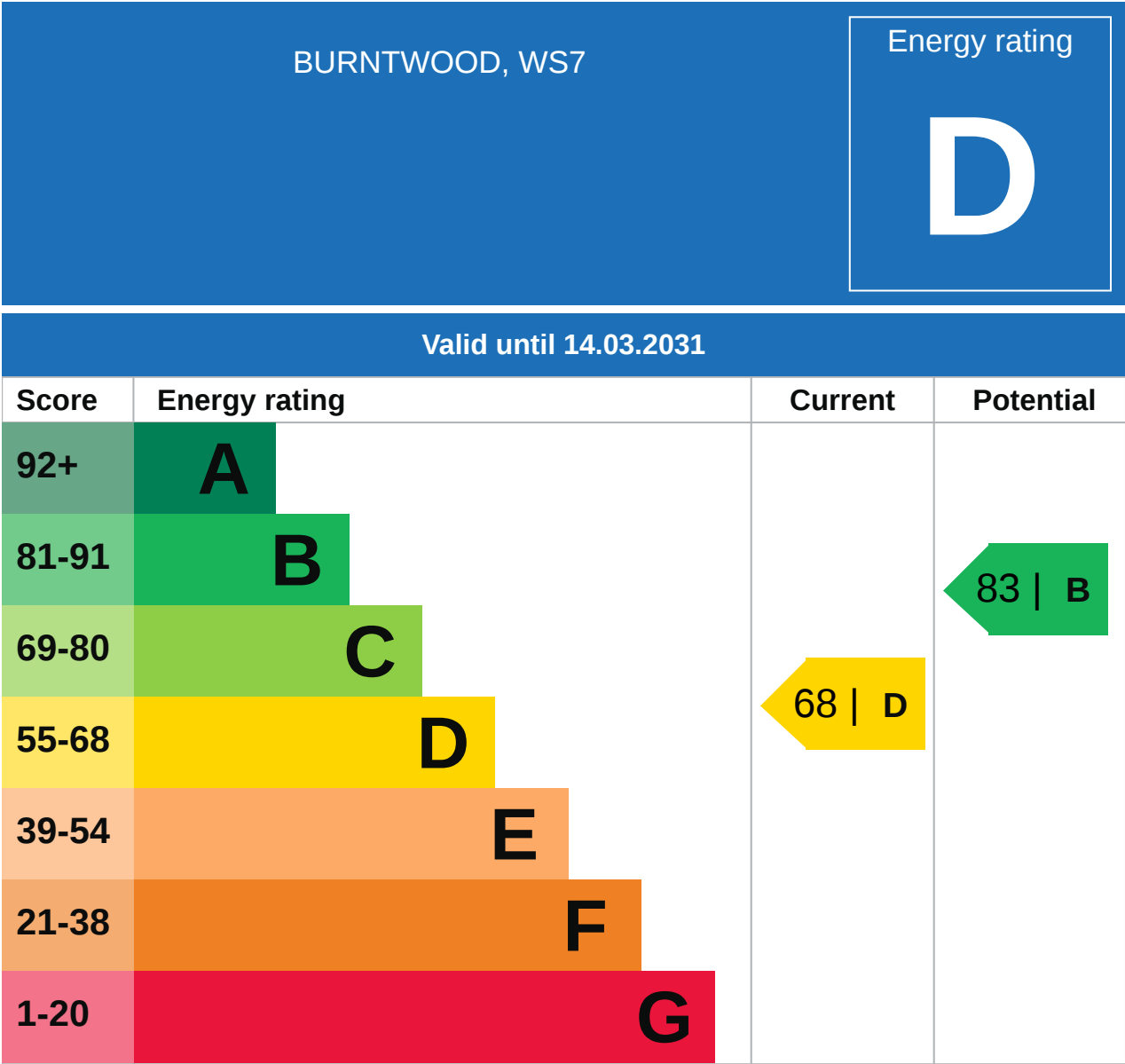
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,008		
Title Number:	SF136609		

## Local Area

Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	267 mb/s	1800 mb/s
• Surface Water	Very low			

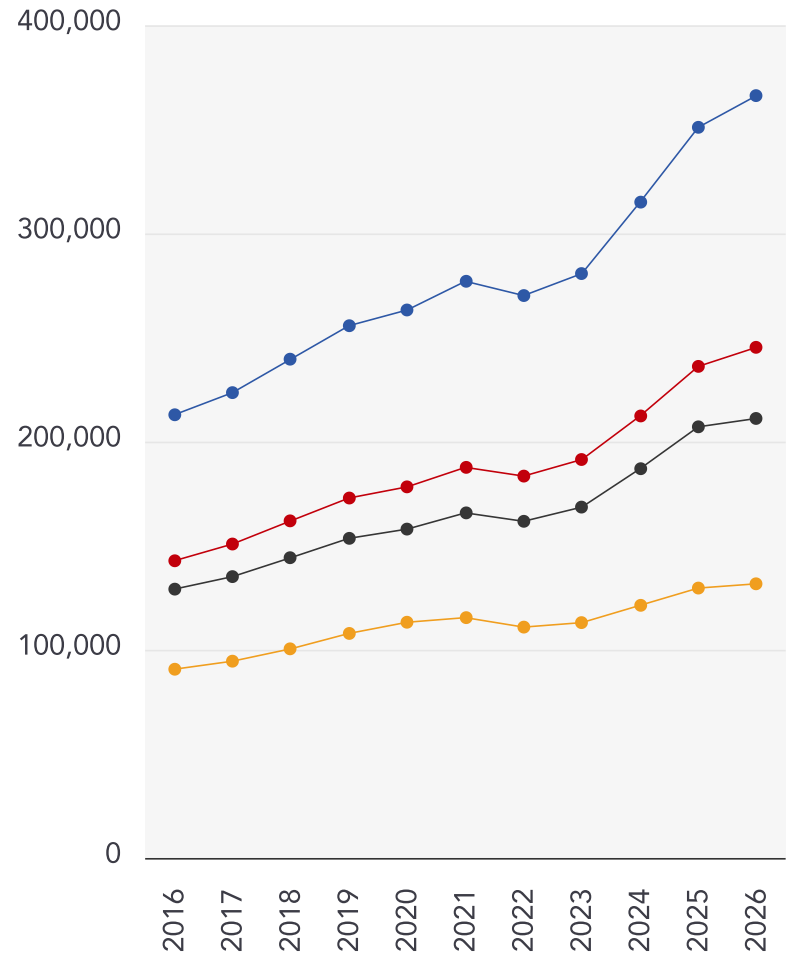
Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O <sub>2</sub>	EE	3	O <sub>2</sub>	BT	sky	Virgin media



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

## 10 Year History of Average House Prices by Property Type in WS7



Detached

**+72%**

Semi-Detached

**+71.82%**

Terraced

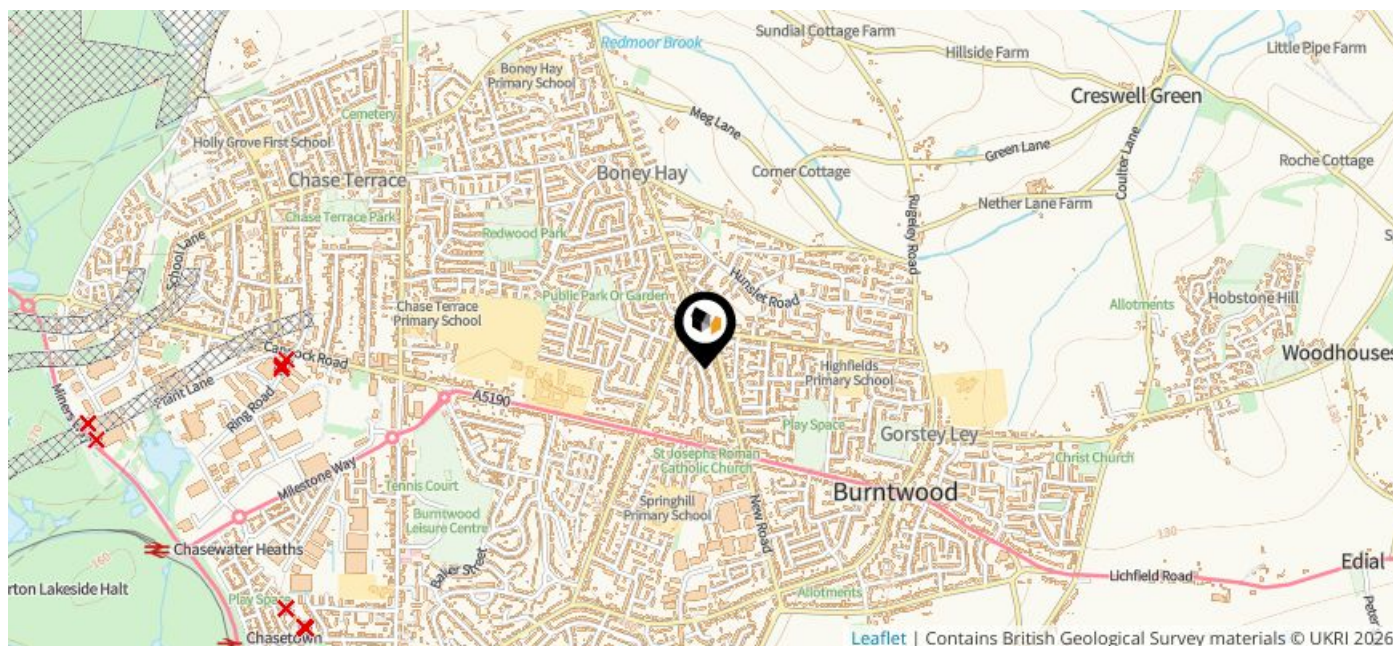
**+63.49%**

Flat

**+45.26%**



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

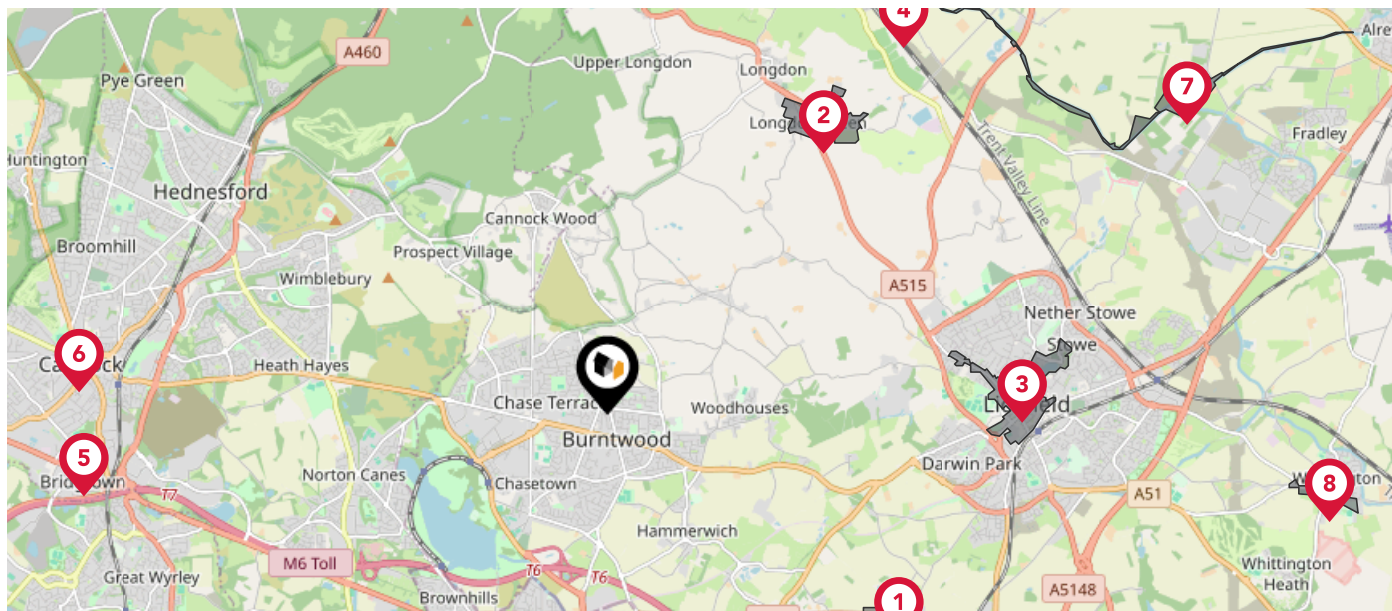
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

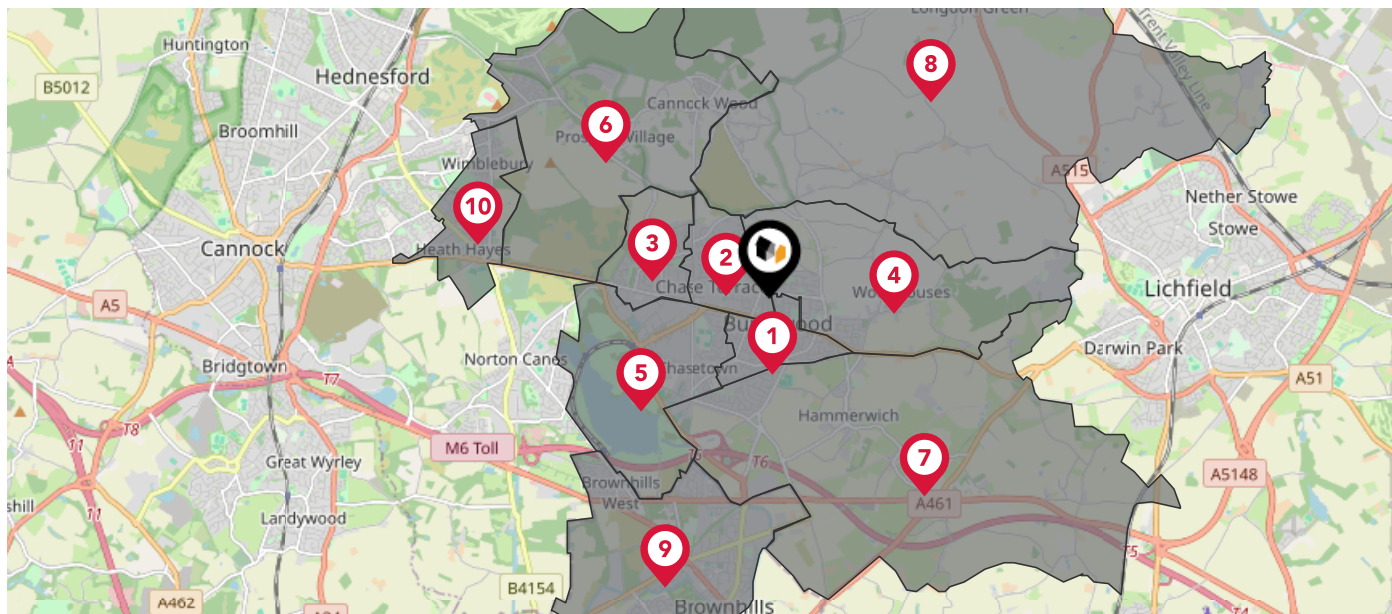
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- |   |                        |
|---|------------------------|
| 1 | Wall                   |
| 2 | Longdon Green          |
| 3 | Lichfield City         |
| 4 | Trent and Mersey Canal |
| 5 | Bridgtown North Street |
| 6 | Cannock Town Centre    |
| 7 | Fradley Junction       |
| 8 | Whittington            |

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

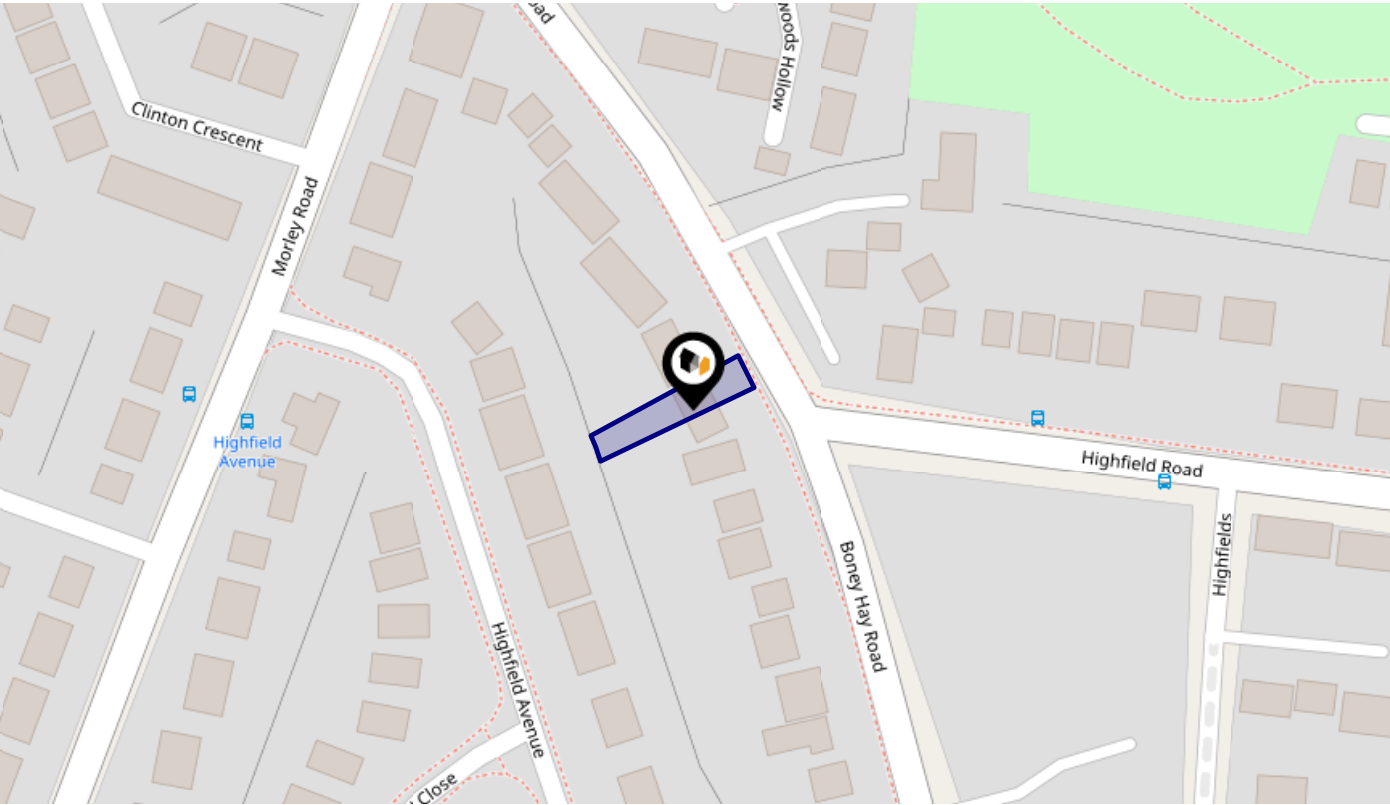


### Nearby Council Wards

-  Summerfield & All Saints Ward
-  Boney Hay & Central Ward
-  Chase Terrace Ward
-  Highfield Ward
-  Chasetown Ward
-  Rawnsley Ward
-  Hammerwich with Wall Ward
-  Longdon Ward
-  Brownhills Ward
-  Heath Hayes East and Wimblebury Ward



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

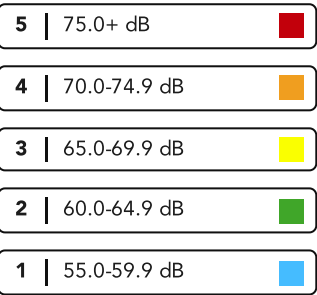


### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

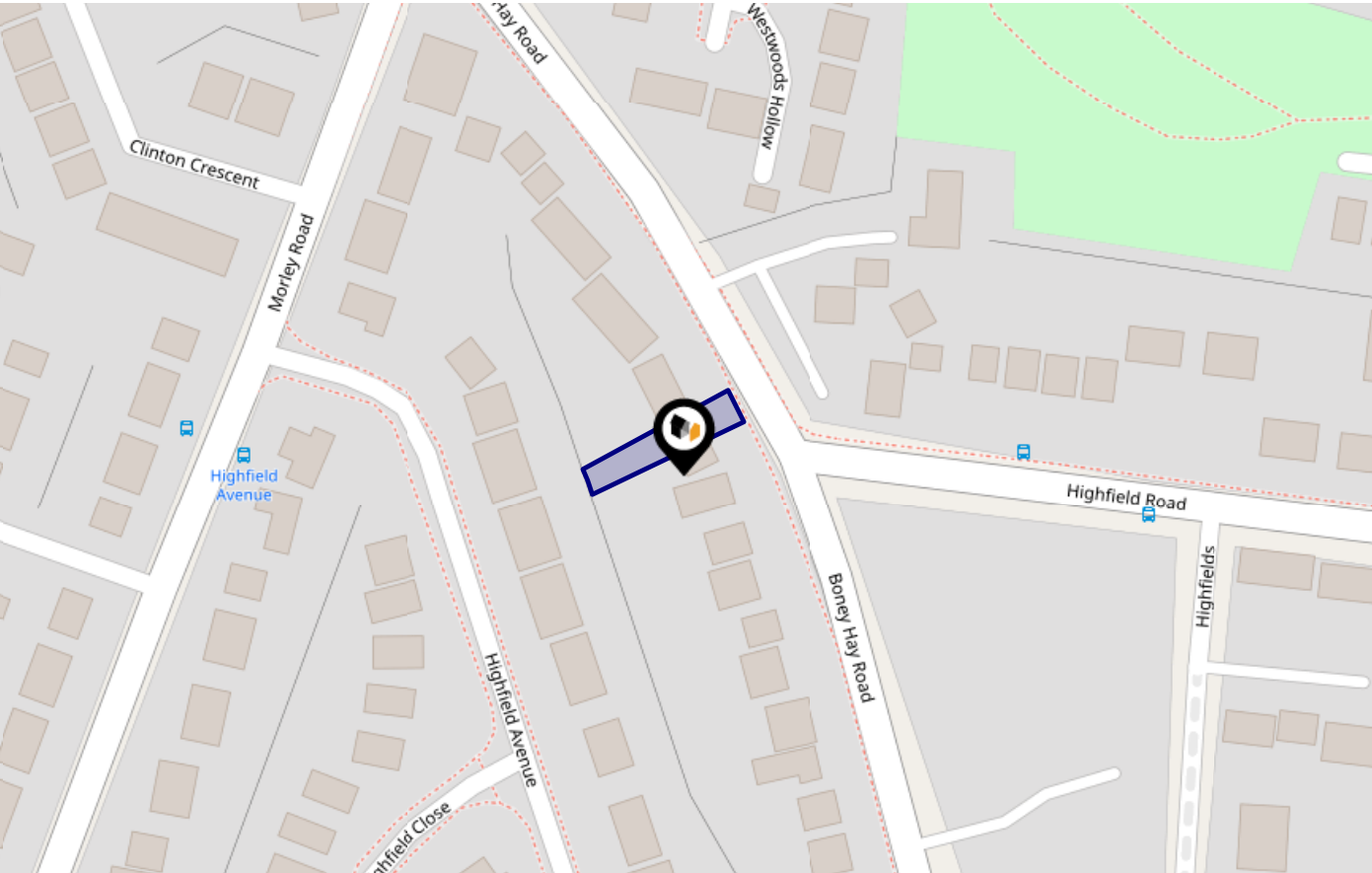
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# Flood Risk





## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

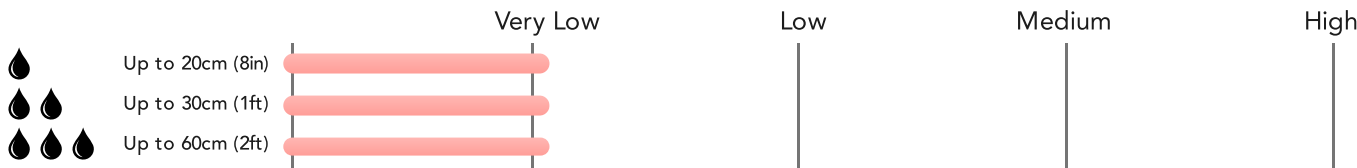


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

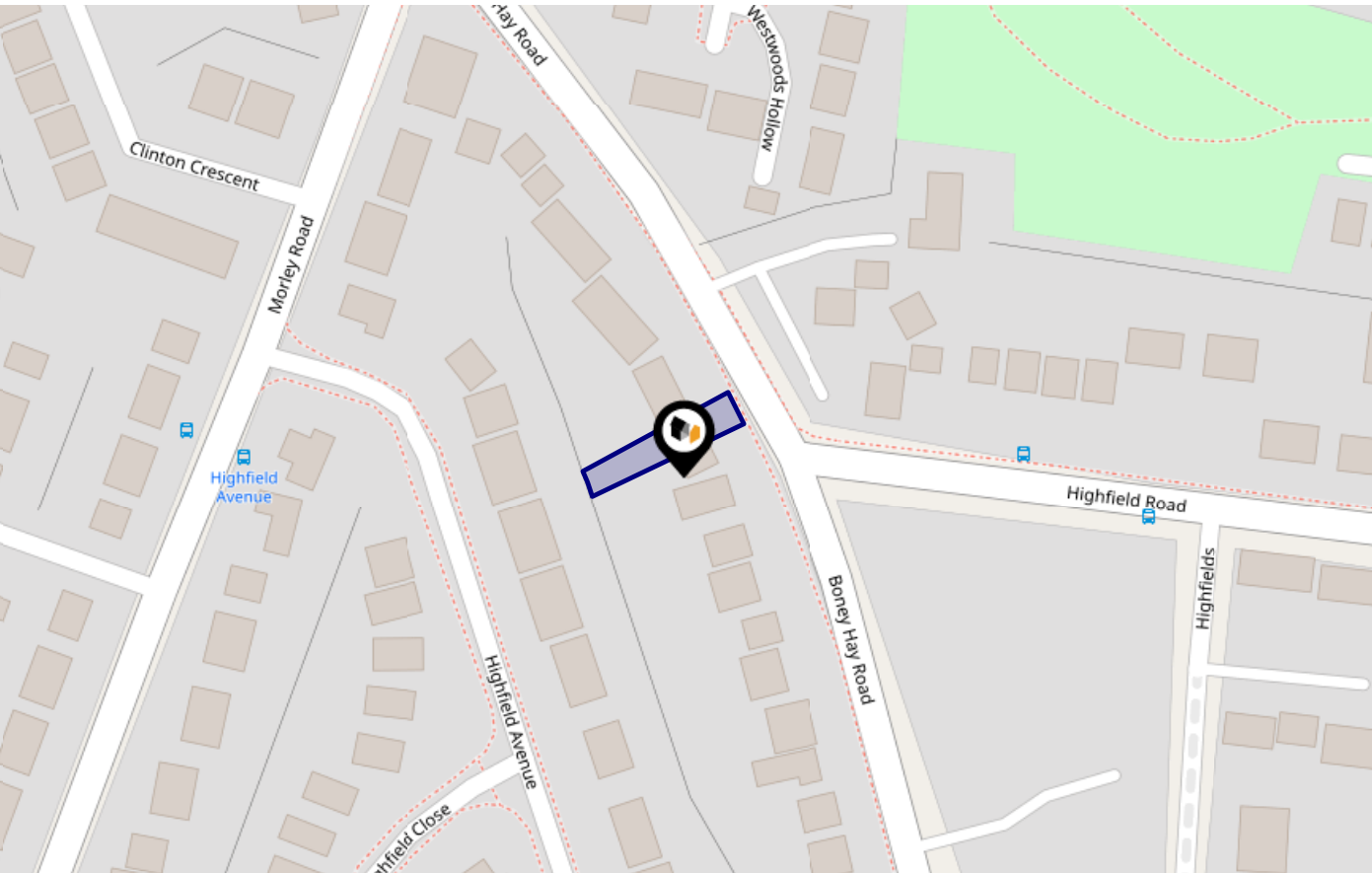
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

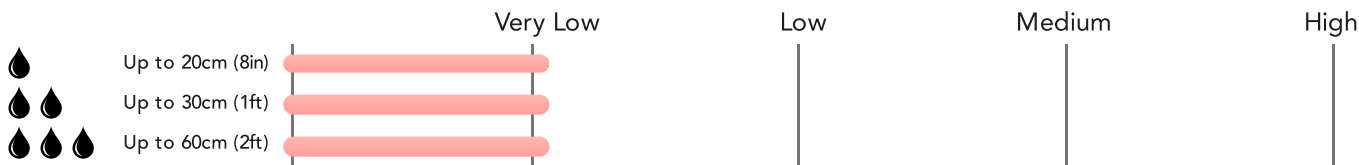


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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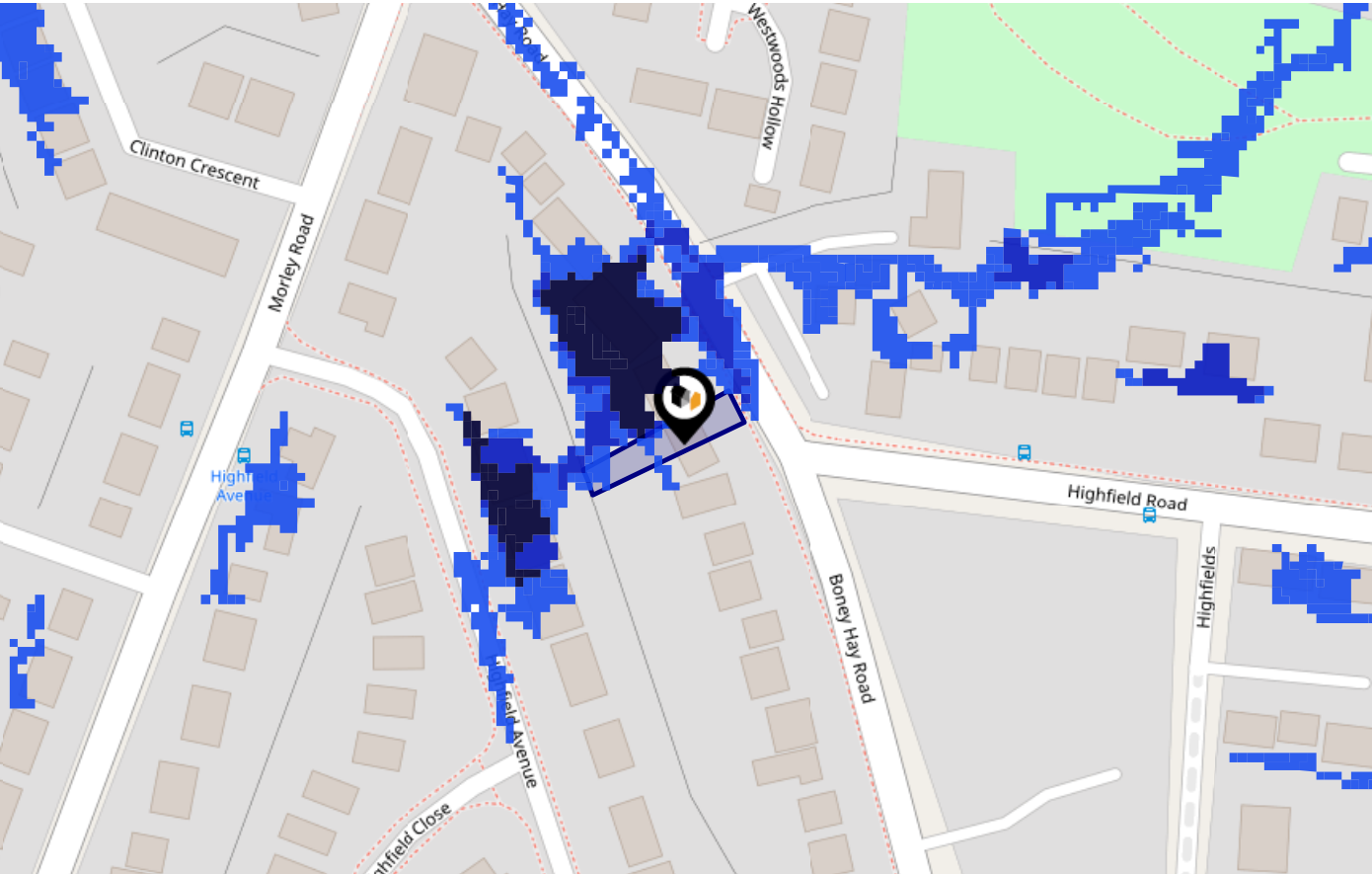
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

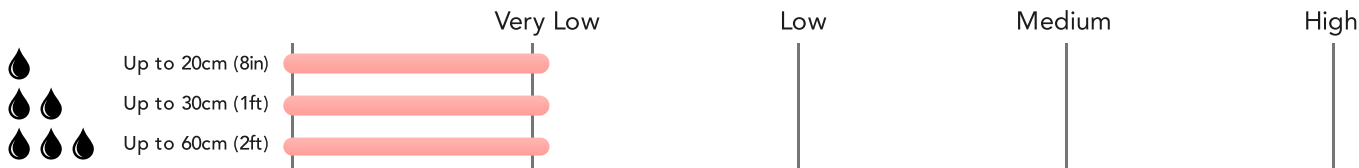


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

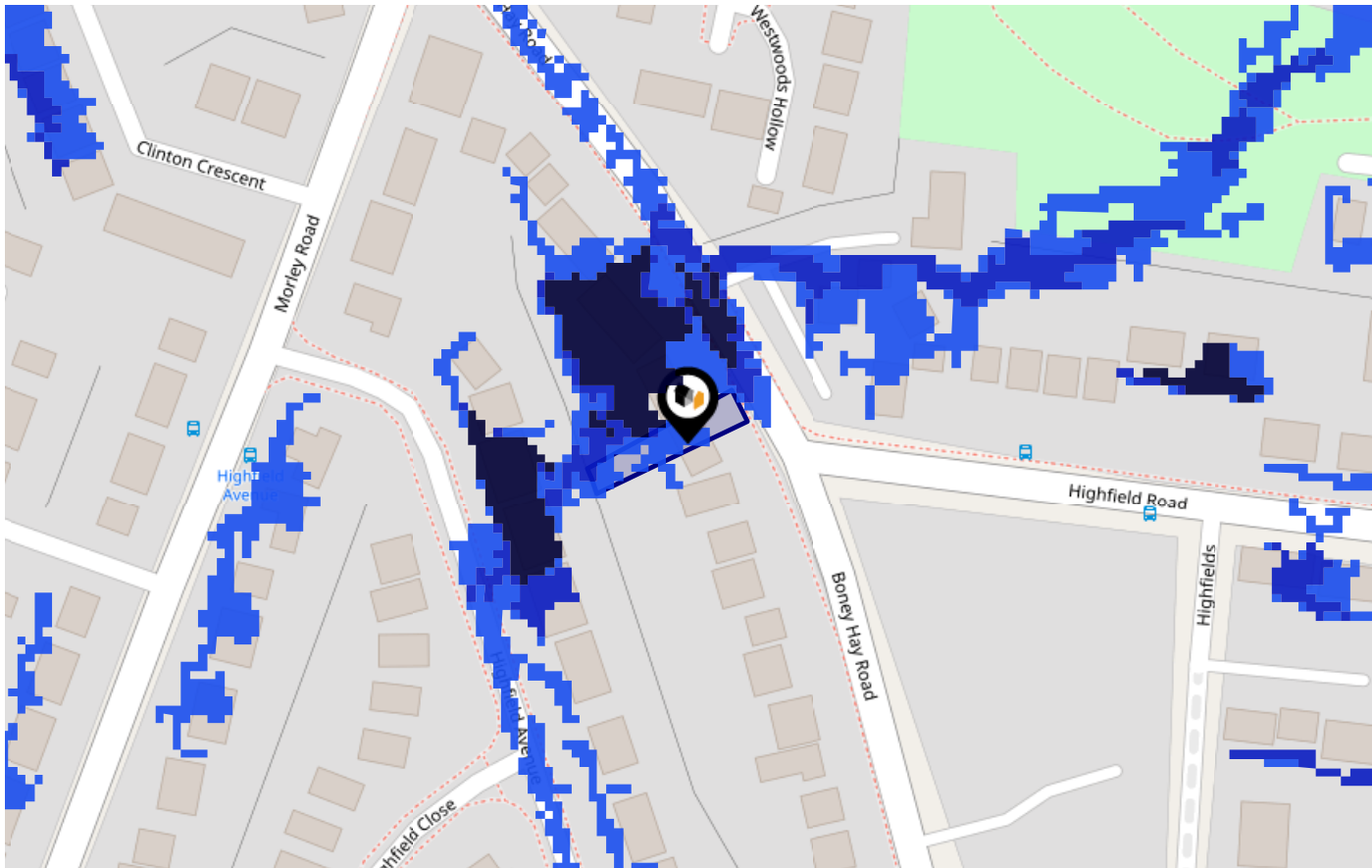




# Flood Risk





## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating:** Low

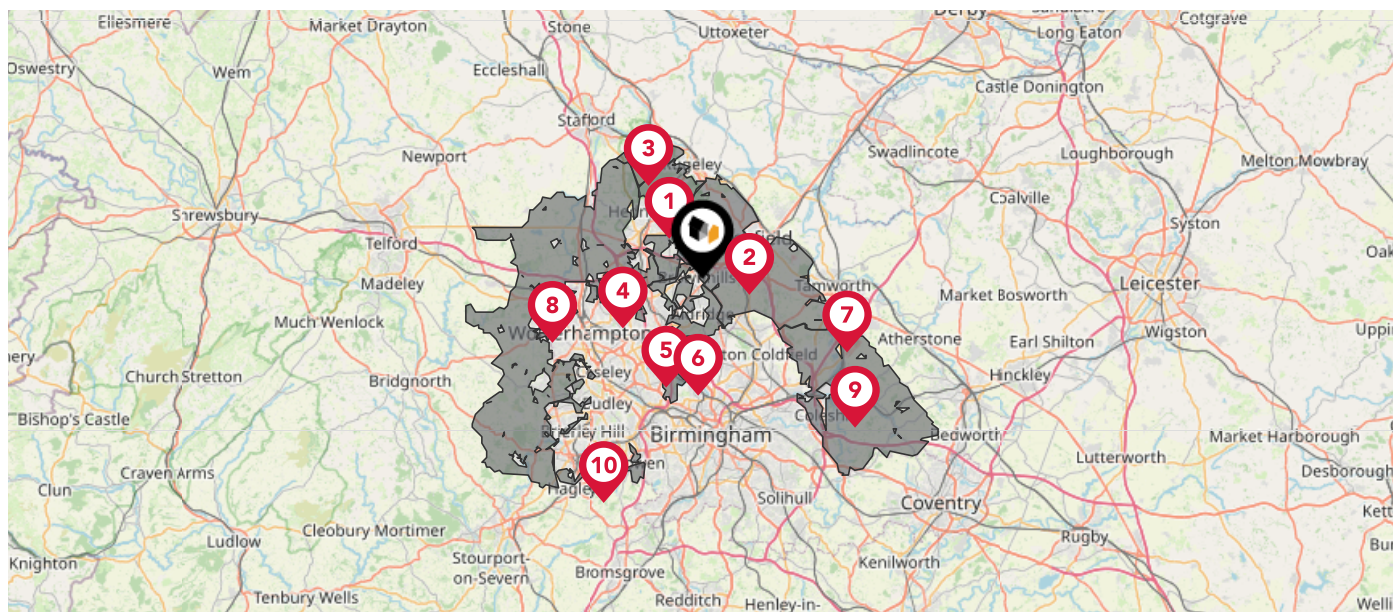
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



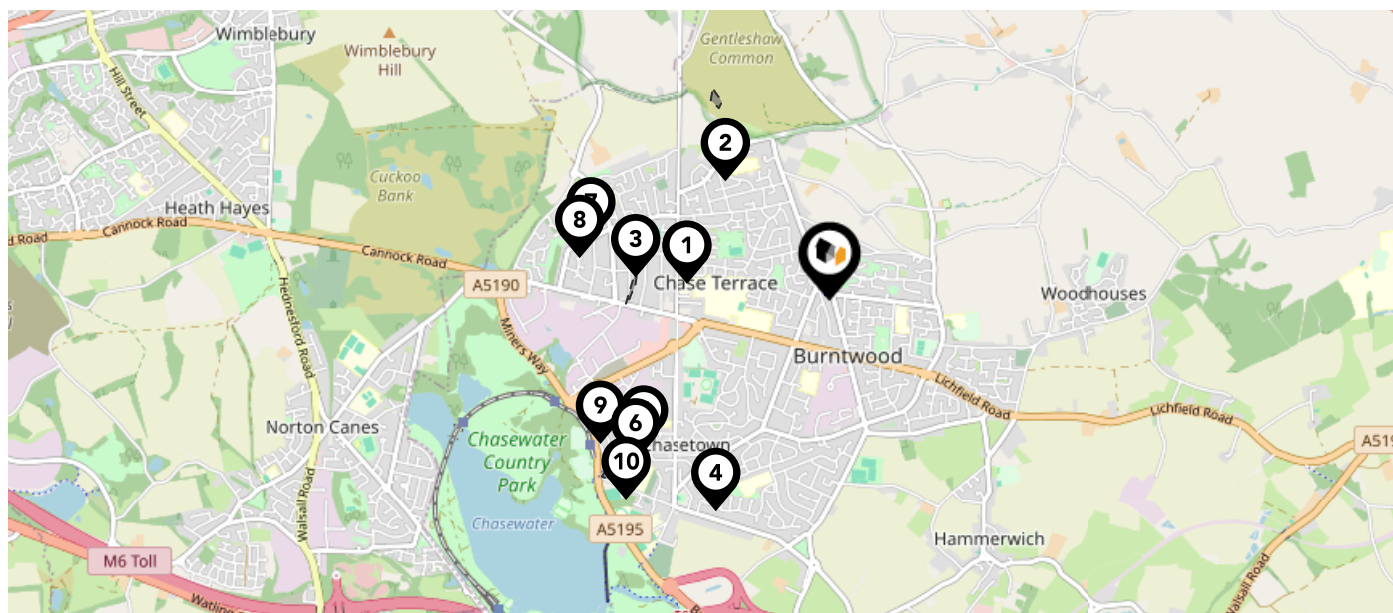
This map displays nearby areas that have been designated as Green Belt...



## Nearby Green Belt Land

- 1 Birmingham Green Belt - Cannock Chase
- 2 Birmingham Green Belt - Lichfield
- 3 Birmingham Green Belt - Stafford
- 4 Birmingham Green Belt - Wolverhampton
- 5 Birmingham Green Belt - Walsall
- 6 Birmingham Green Belt - Sandwell
- 7 Birmingham Green Belt - Tamworth
- 8 Birmingham Green Belt - South Staffordshire
- 9 Birmingham Green Belt - North Warwickshire
- 10 Birmingham Green Belt - Dudley

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

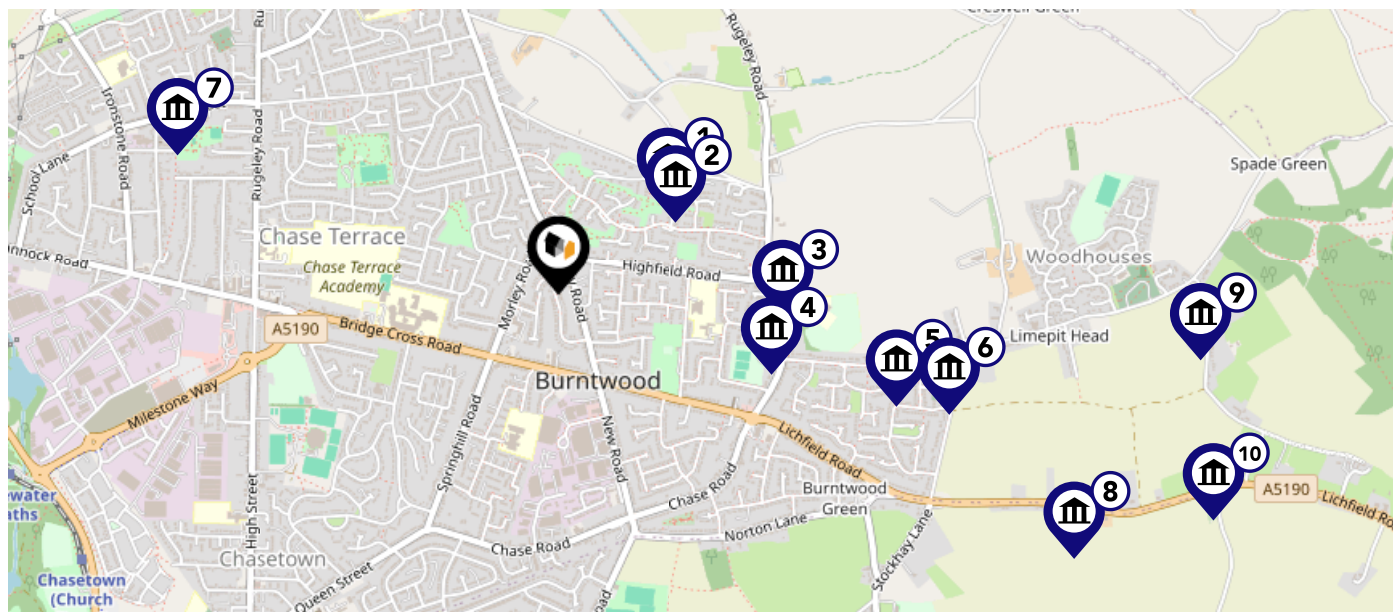












### Nearby Landfill Sites

<b>1</b>	Rugeley Road Landfill Site-Chase Terrace, Burntwood, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Chorley Road-Chorley Road, Boney Hay, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Former Mineral Railway-High Street Cannock Road, Chase Terrace, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Landfill Site Rear Of Collis Drive/Collis DIY-Queens Drive, Chasetown, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Hill Street Landfill Site-Hill Street, Chasetown, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Top of Hill Street Landfill Site-Hill Street, Chasetown, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Ironstone Road-Ironstone Road, Chase Terrace	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Ironstone Road Landfill Site-Fair Lady Drive, Chase Terrace, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	High Street-High Street, Chasetown, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Church Street-Church Street, Chasetown, Staffordshire	Historic Landfill	<input type="checkbox"/>



This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

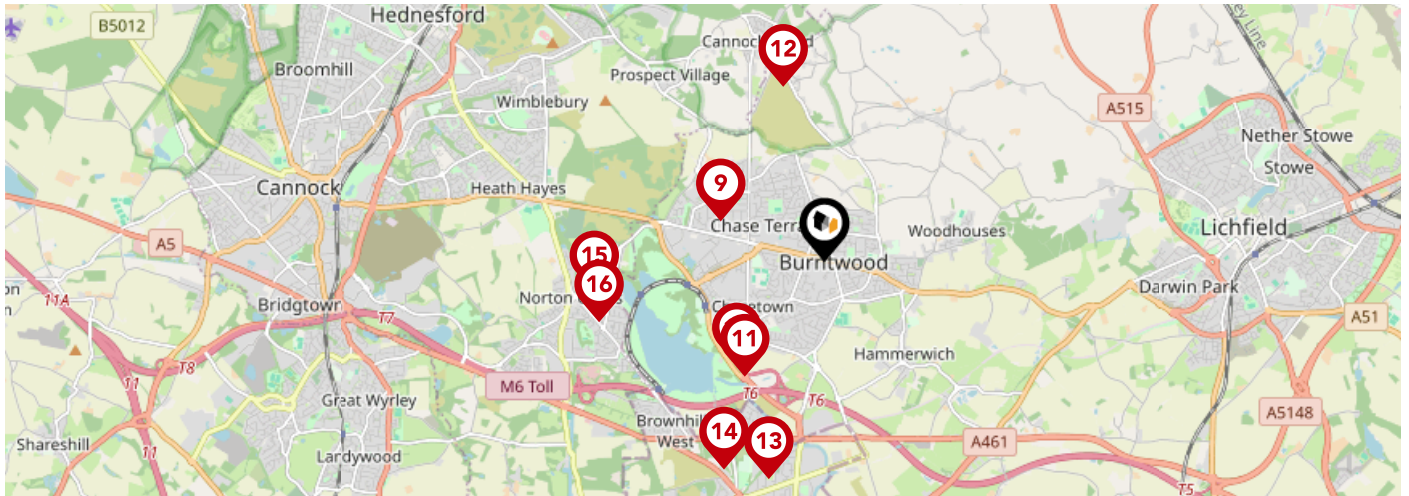


Listed Buildings in the local district		Grade	Distance
	1038879 - 32 And 34, Rake Hill	Grade II	0.3 miles
	1038880 - Rake Croft	Grade II	0.3 miles
	1188086 - Fulfen	Grade II	0.5 miles
	1038881 - The Burnthouse	Grade II	0.5 miles
	1188068 - 57, Church Road	Grade II	0.8 miles
	1038877 - Christchurch	Grade II	0.9 miles
	1438120 - Chase Terrace And Boney Hay War Memorial	Grade II	0.9 miles
	1188080 - Edial House	Grade II	1.3 miles
	1294924 - The Old Beerhouse	Grade II	1.5 miles
	1038878 - Edial Hall	Grade II	1.6 miles





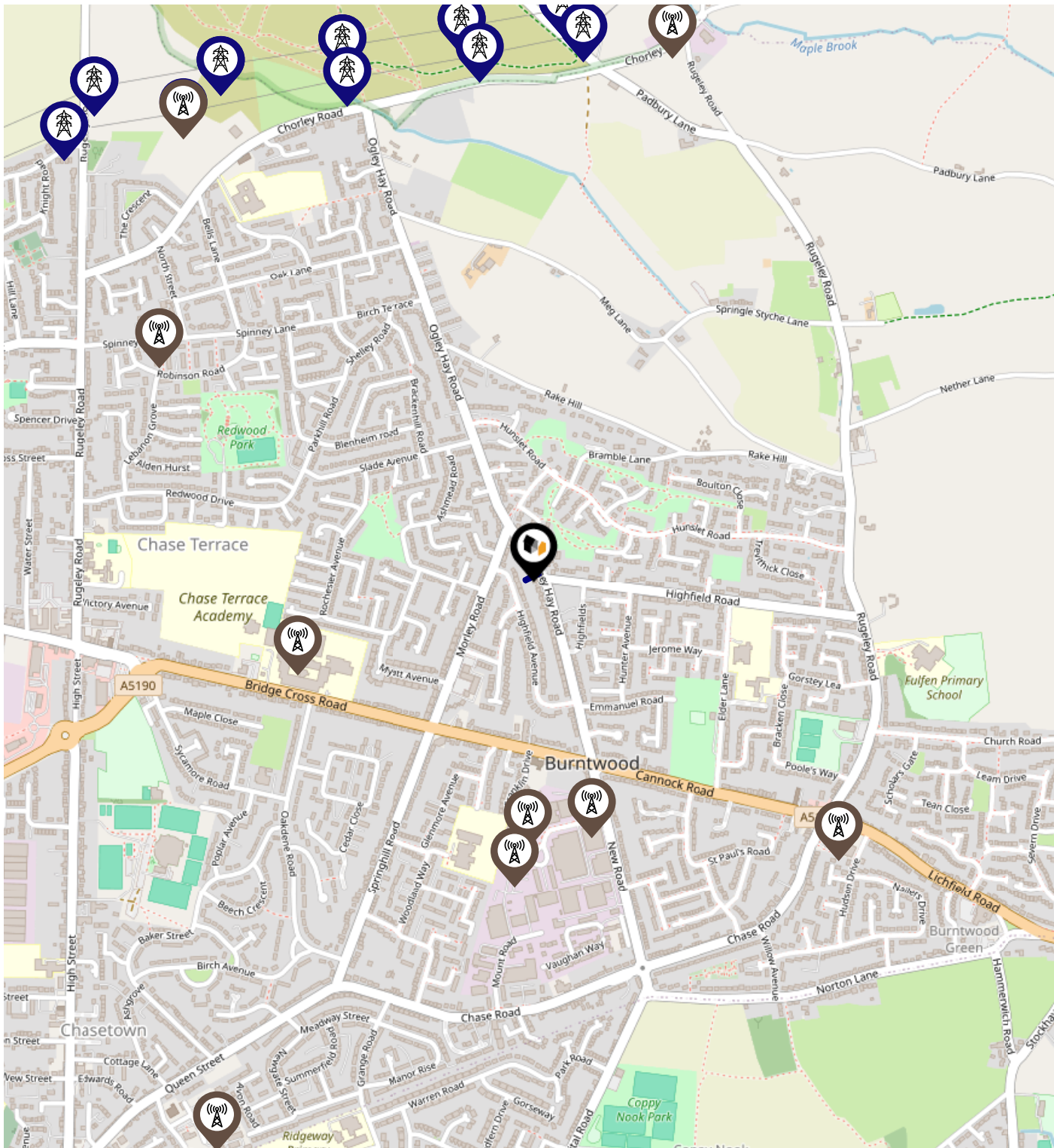
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highfields Primary Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chase Terrace Academy</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springhill Primary Academy</b> Ofsted Rating: Good   Pupils: 179   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fulfen Primary School</b> Ofsted Rating: Outstanding   Pupils: 404   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chase Terrace Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Boney Hay Primary Academy</b> Ofsted Rating: Good   Pupils: 183   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Joseph and St Theresa Catholic Primary</b> Ofsted Rating: Good   Pupils: 202   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ridgeway Primary Academy</b> Ofsted Rating: Good   Pupils: 413   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Holly Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 297   Distance: 1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Chasetown Community School</b> Ofsted Rating: Good   Pupils: 83   Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Erasmus Darwin Academy</b> Ofsted Rating: Good   Pupils: 1130   Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Gentleshaw Primary Academy</b> Ofsted Rating: Good   Pupils: 197   Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Brownhills Ormiston Academy</b> Ofsted Rating: Good   Pupils: 720   Distance: 2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Watling Street Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Norton Canes High School</b> Ofsted Rating: Requires improvement   Pupils: 449   Distance: 2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Norton Canes Primary Academy</b> Ofsted Rating: Good   Pupils: 215   Distance: 2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



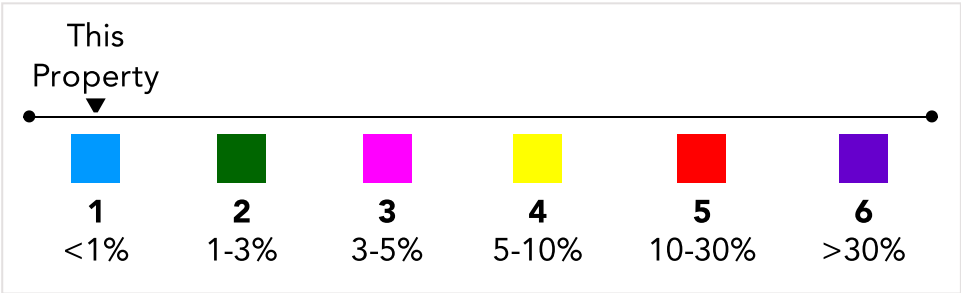
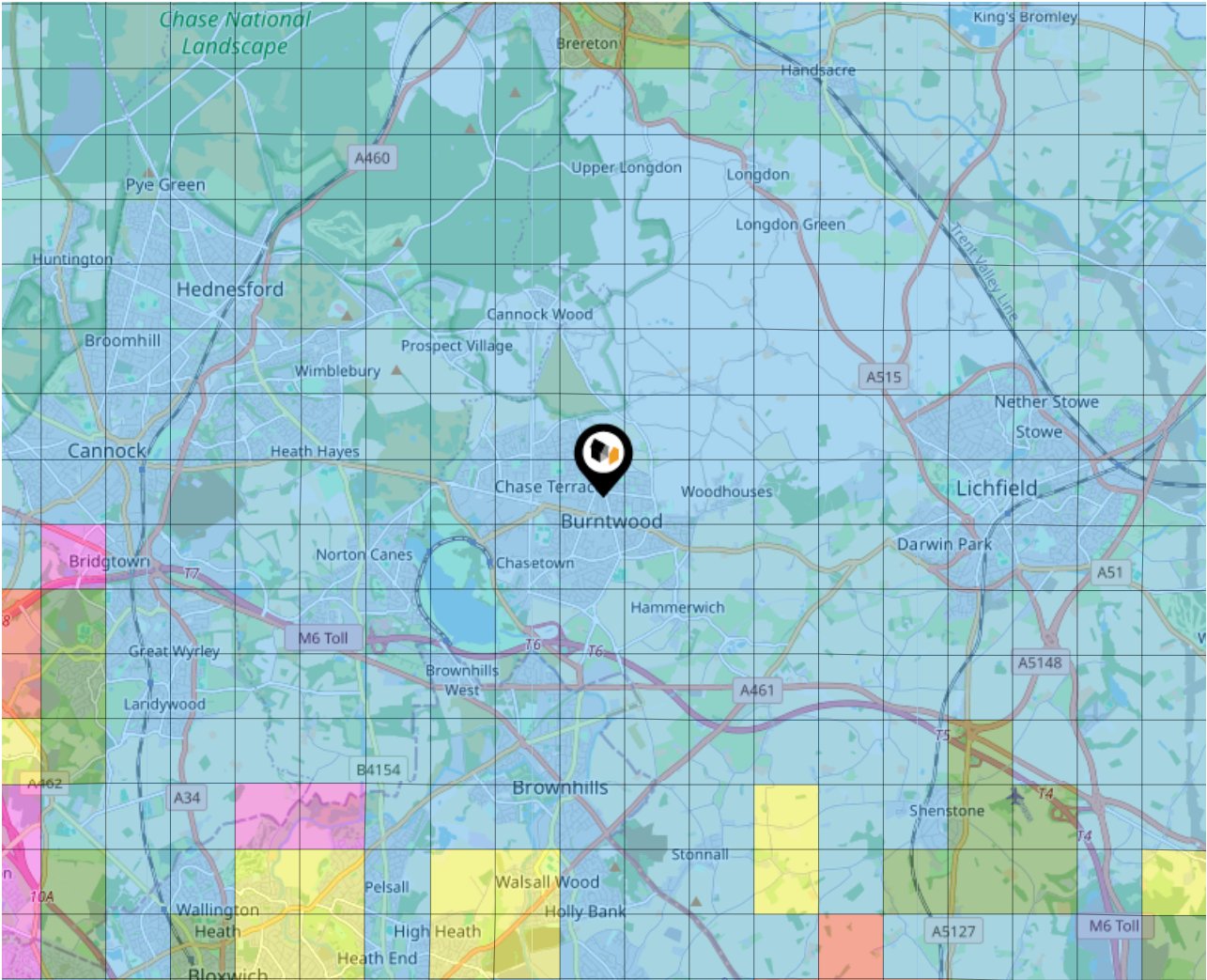
**Key:**

-  Power Pylons
-  Communication Masts

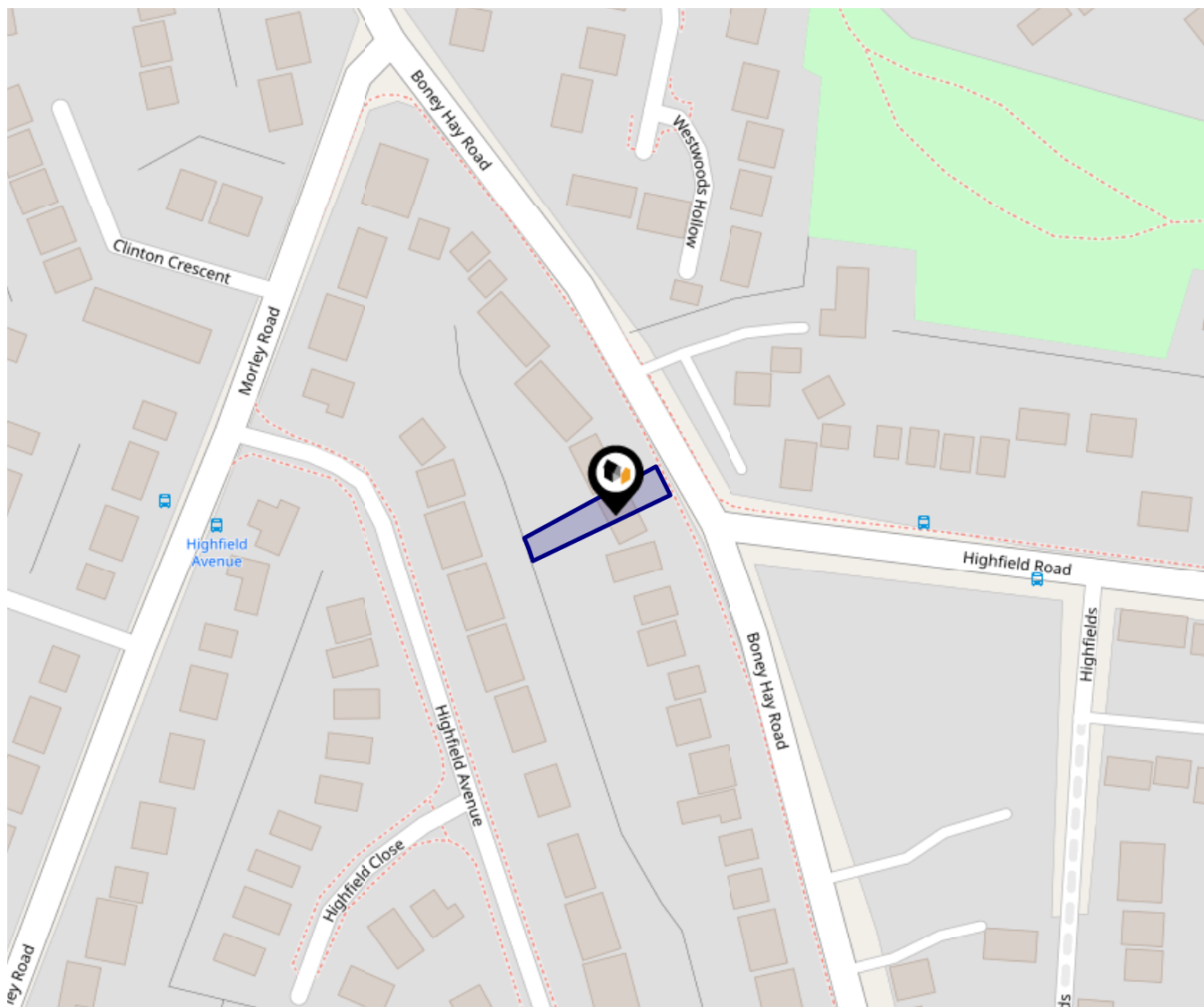


### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).







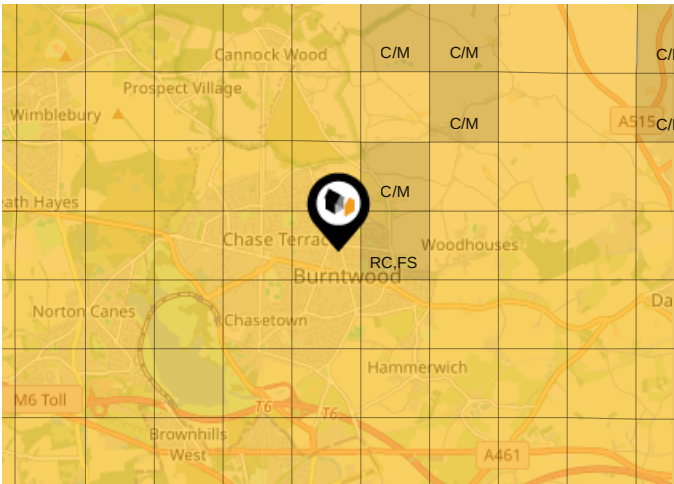
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

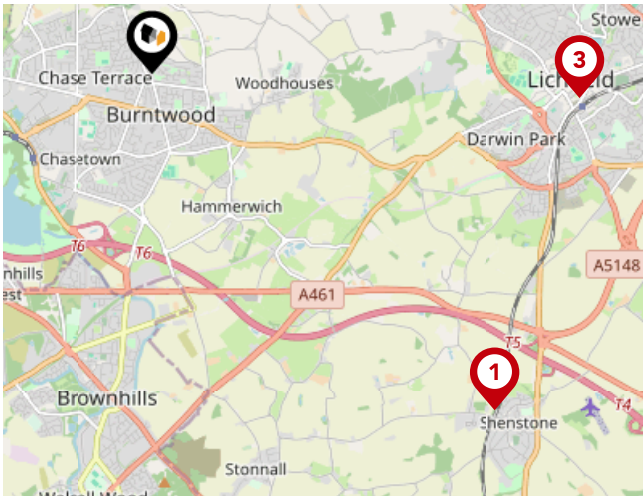


Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

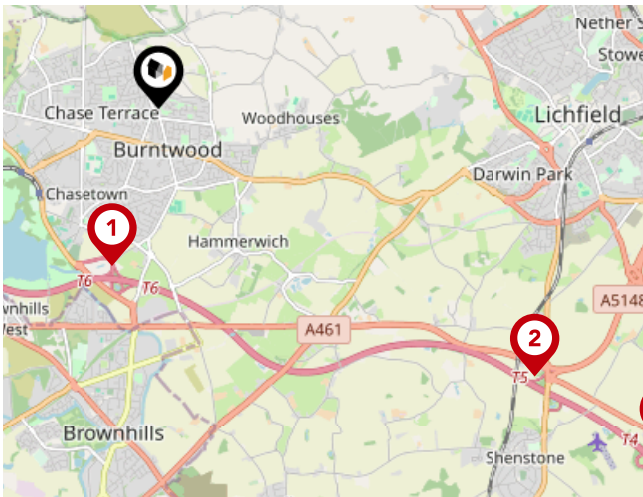
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Shenstone Rail Station	4.32 miles
2	Hednesford Rail Station	4 miles
3	Lichfield City Rail Station	3.85 miles

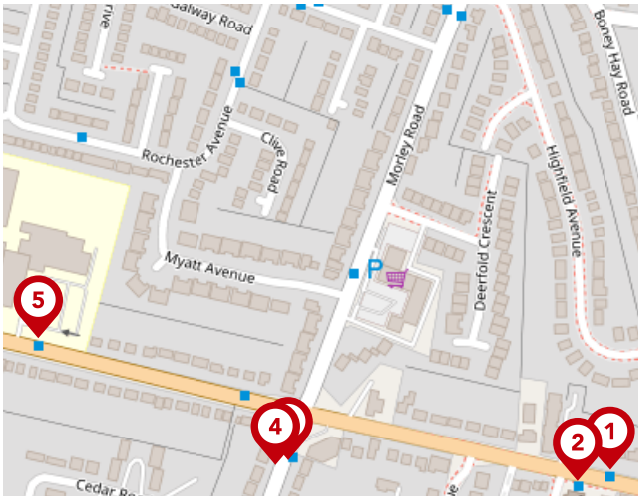


### Trunk Roads/Motorways






Pin	Name	Distance
1	M6 TOLL T6	1.47 miles
2	M6 TOLL T5	4.15 miles
3	M6 TOLL T7	4.22 miles
4	M6 TOLL T4	5.48 miles
5	M6 TOLL T8	6 miles

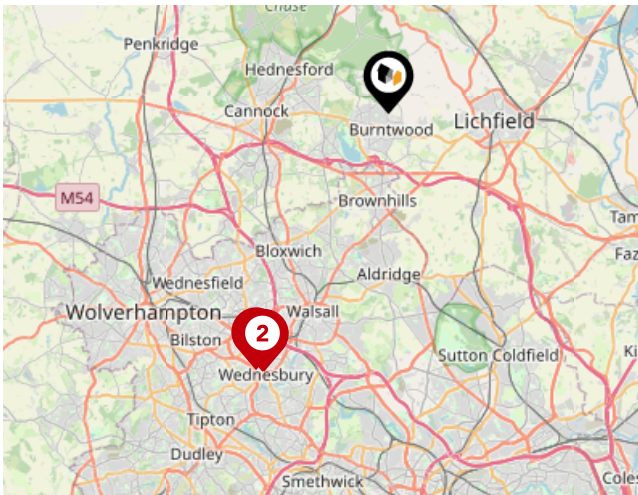
# Area

## Transport (Local)






### Bus Stops/Stations

Pin	Name	Distance
	Franklin Drive	0.26 miles
	Franklin Drive	0.27 miles
	Bridge Cross Road	0.3 miles
	Bridge Cross Road	0.31 miles
	Chase Terrace Academy	0.35 miles



### Local Connections

Pin	Name	Distance
	Wednesbury Great Western St (Metro Stop)	10.34 miles
	Wednesbury Great Western Street (Metro Stop)	10.34 miles
	Wednesbury Parkway (Midland Metro Stop)	10.39 miles



### Testimonial 1



Fantastic service over many months for the selling of my apartment. Above all expectations. Help and encouragement on many occasions. In particular Sarah Upton has been excellent. Thank you to all.

### Testimonial 2



We have recently sold our house through Bill Tandy Burntwood, and they were also the agents for our ongoing purchase. Estate agents often receive some bad press and can be the unsung heroes of a sale/purchase transaction, but for us, Bill Tandy have been worth every penny and more. The team worked tirelessly to push this transaction through, going above and beyond at every opportunity. We were blown away with the service, and we cannot be more grateful.

### Testimonial 3



We have recently sold our house through Bill Tandy, everyone at the Burntwood branch have been spot on with service, even going above and beyond until exchange and completion. Massive thank you to you all. Would highly recommend.

### Testimonial 4



Sarah and the bill Tandy team have been absolutely fantastic throughout the process of selling our house. She was quick to respond to any issues and questions and kept us up to date regularly on the process. I have dealt with a fair few estate agents and sarah (and bill Tandy as a whole) are by far the best we have worked with. I would not hesitate in recommending them or using them again.



[/pages/Bill-Tandy-Estate-Agents/111034478963222](https://www.facebook.com/pages/Bill-Tandy-Estate-Agents/111034478963222)



[/billtandyandco](https://twitter.com/billtandyandco)

# Bill Tandy and Company

## 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.



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