

Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

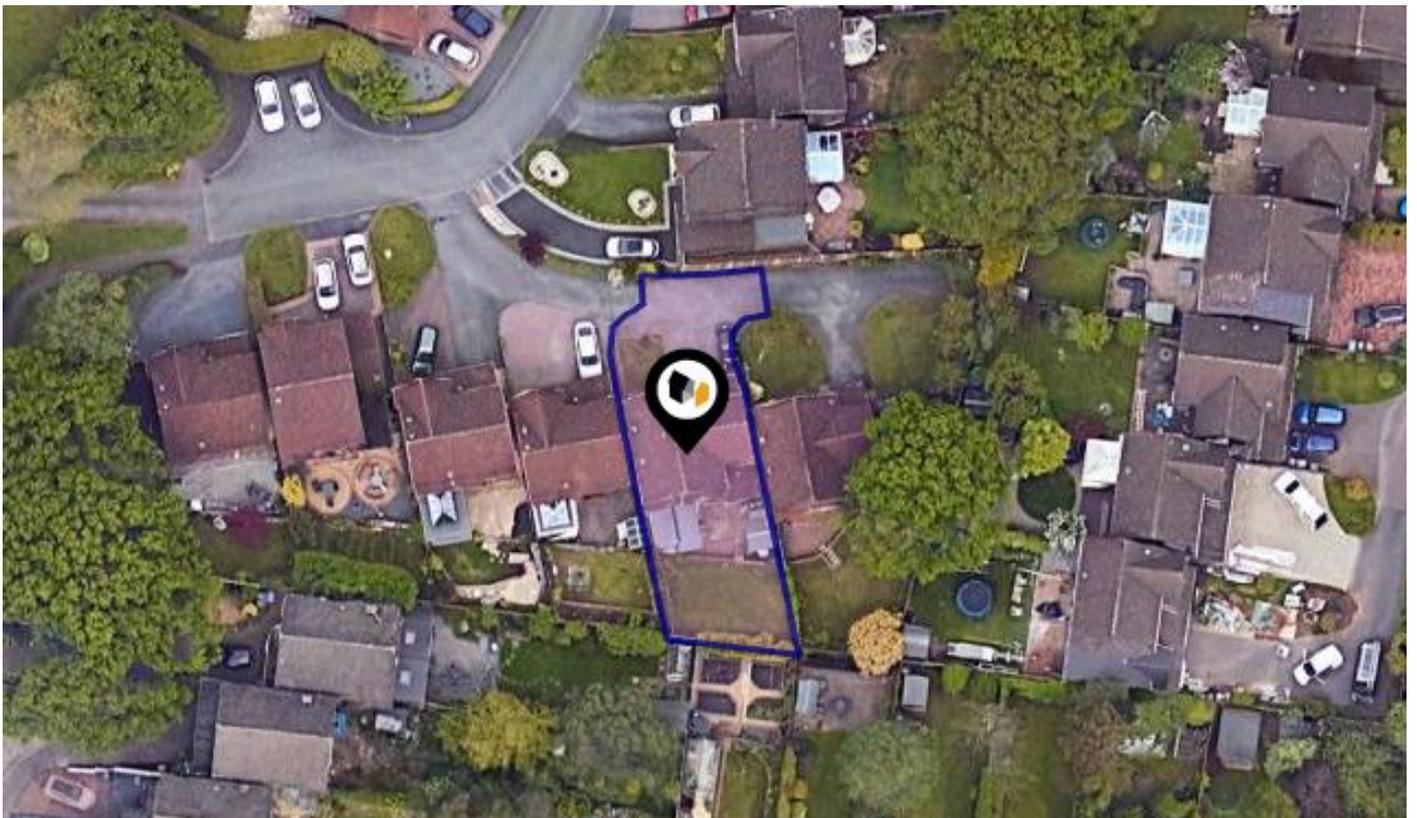


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th March 2026



MACADAM CLOSE, BURNTWOOD, WS7

Bill Tandy and Company

16 Cannock Rd Burntwood WS7 0BJ

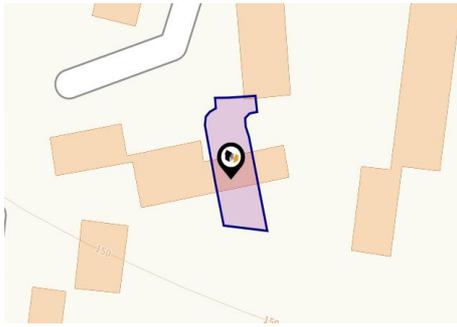
01543670055

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Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,761		
Title Number:	SF467717		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	47 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)

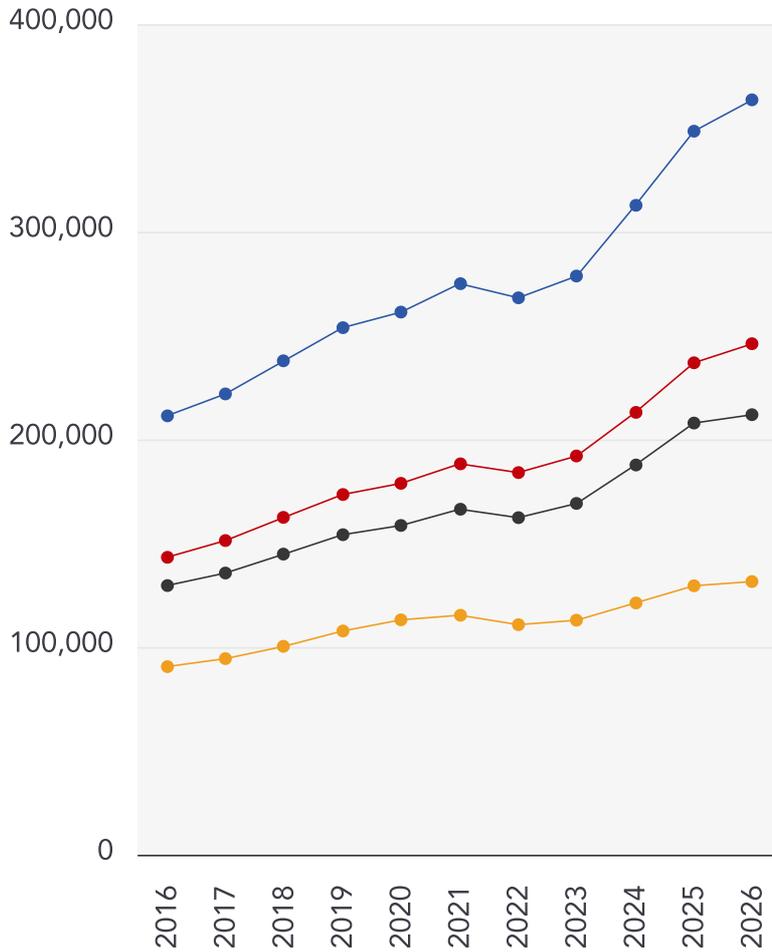


Satellite/Fibre TV Availability:



Market House Price Statistics

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

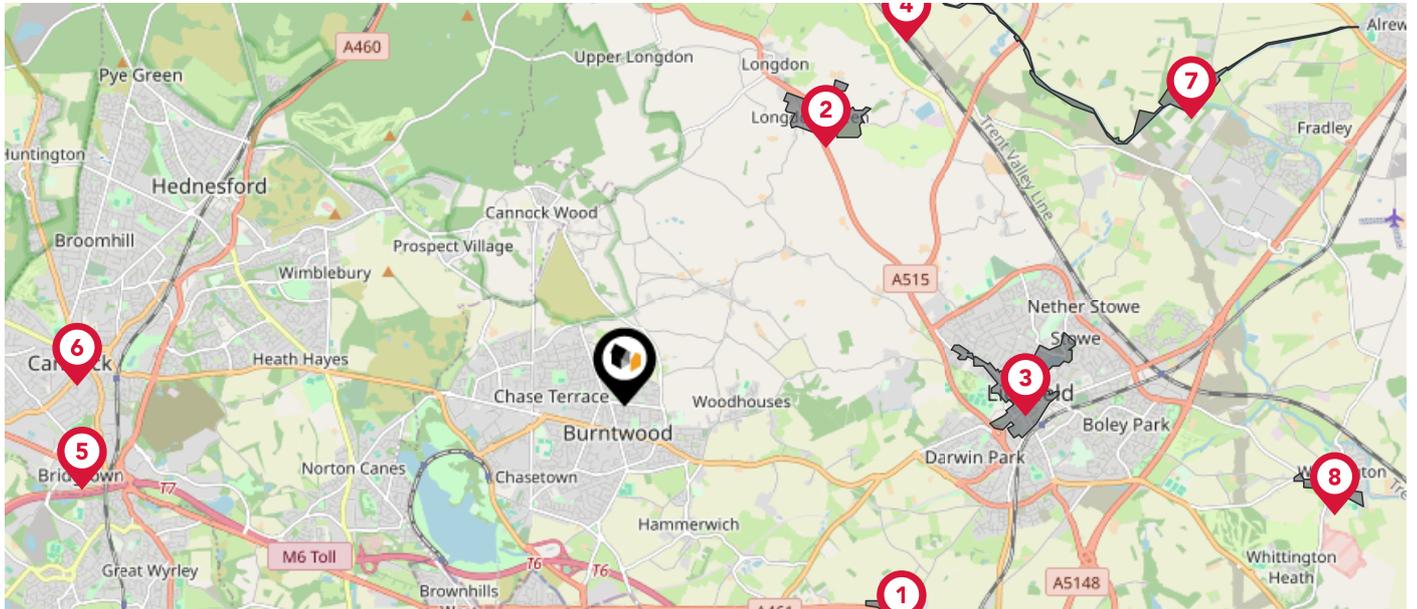
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



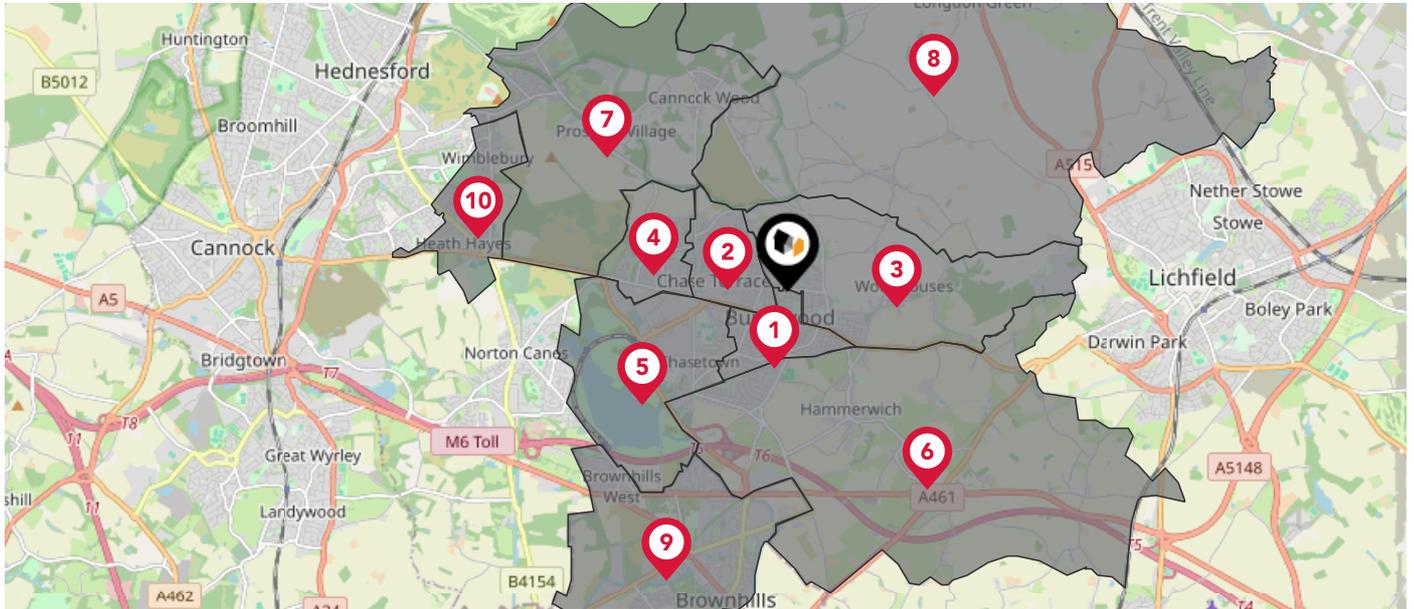
Nearby Conservation Areas

-  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

Maps

Council Wards

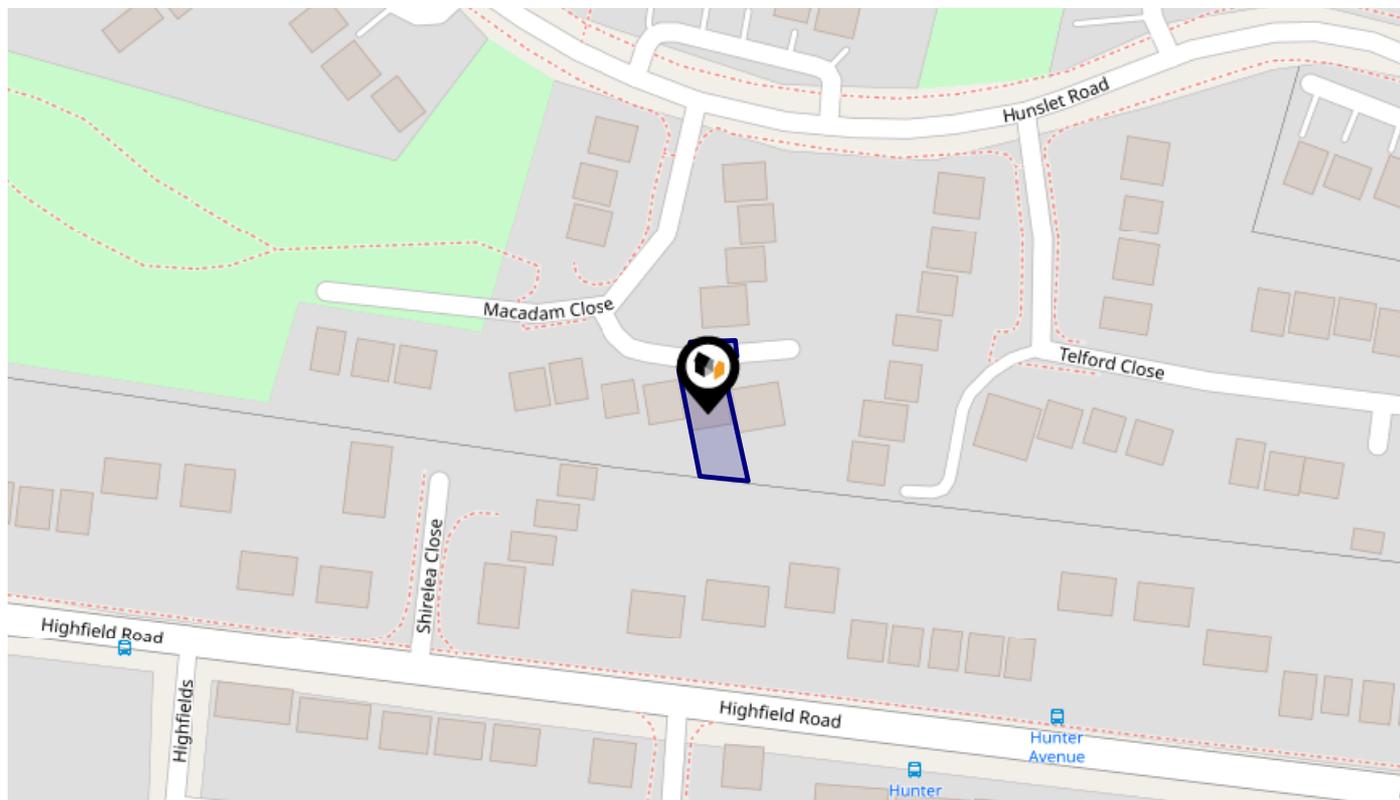
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Summerfield & All Saints Ward
-  Boney Hay & Central Ward
-  Highfield Ward
-  Chase Terrace Ward
-  Chasetown Ward
-  Hammerwich with Wall Ward
-  Rawnsley 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.

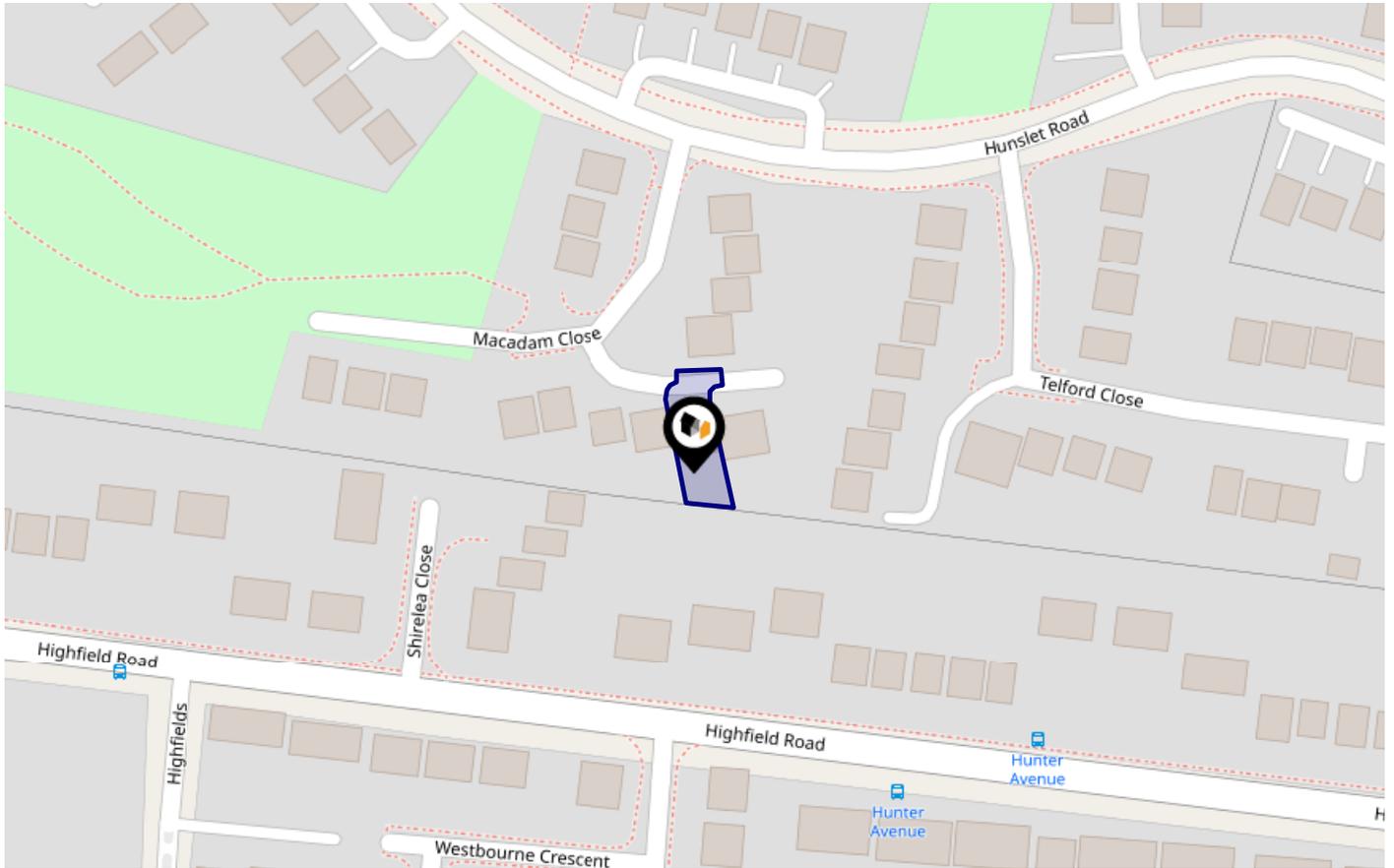
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

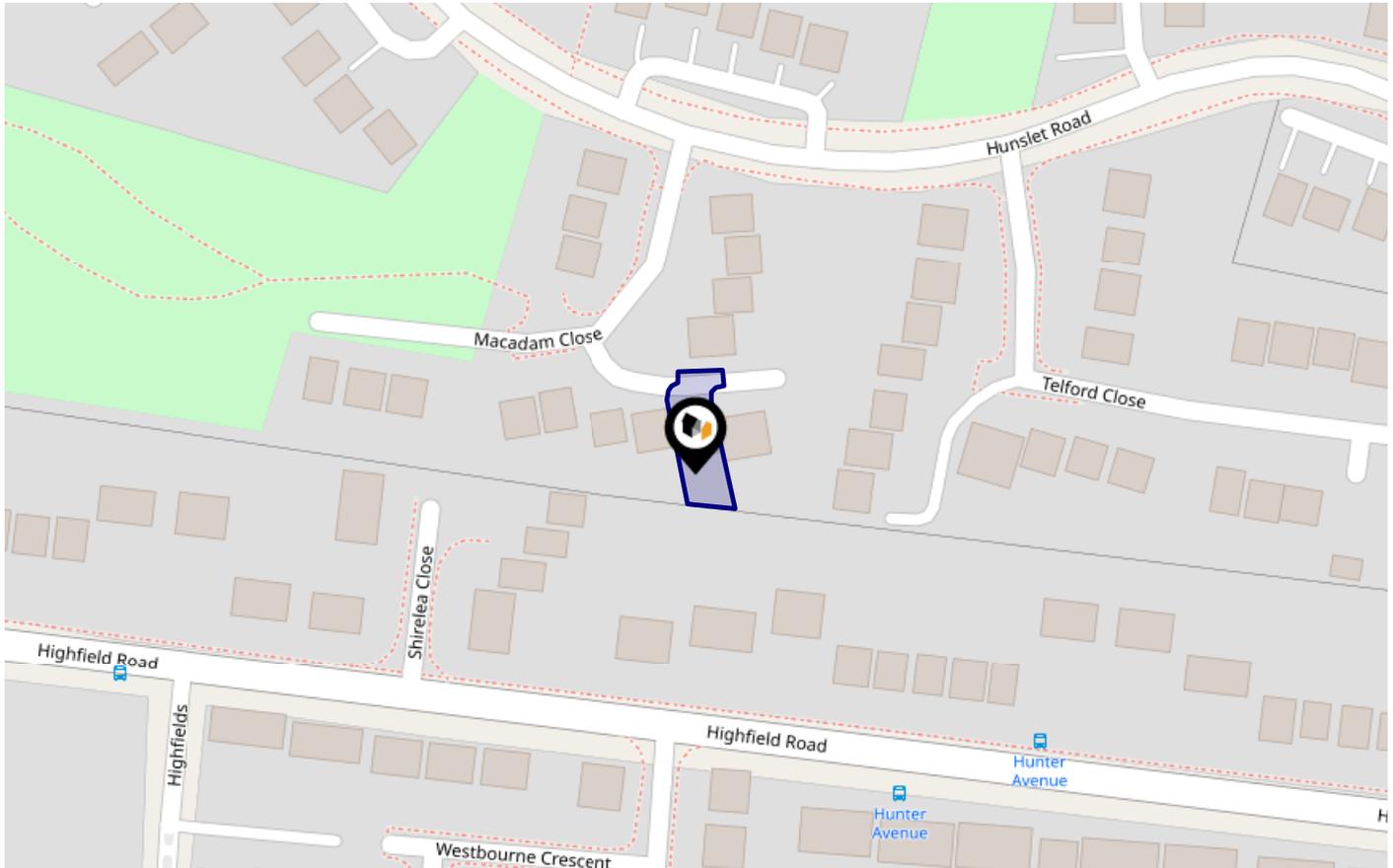
Chance of flooding to the following depths at this property:



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.

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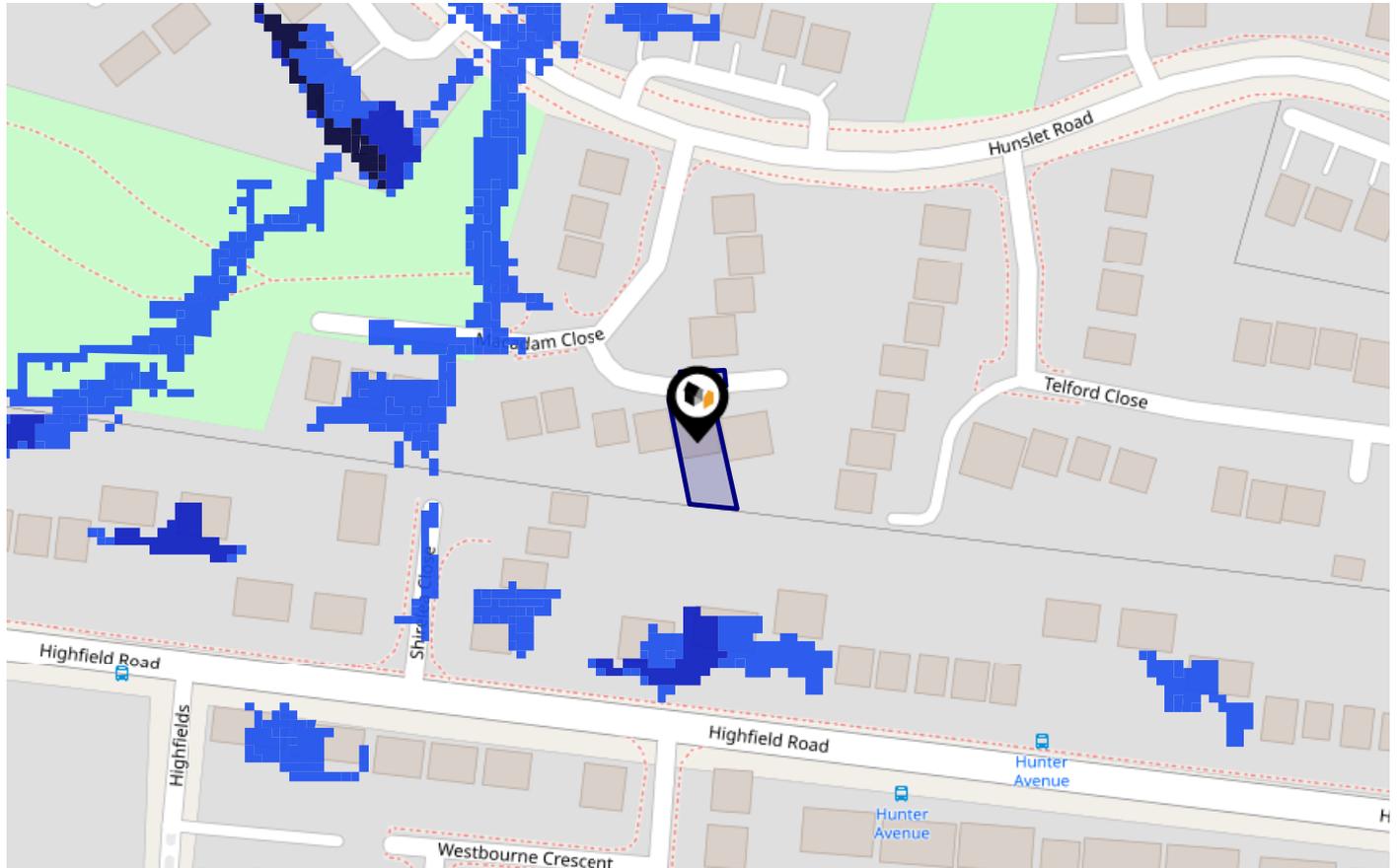
Chance of flooding to the following depths at this property:



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

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- 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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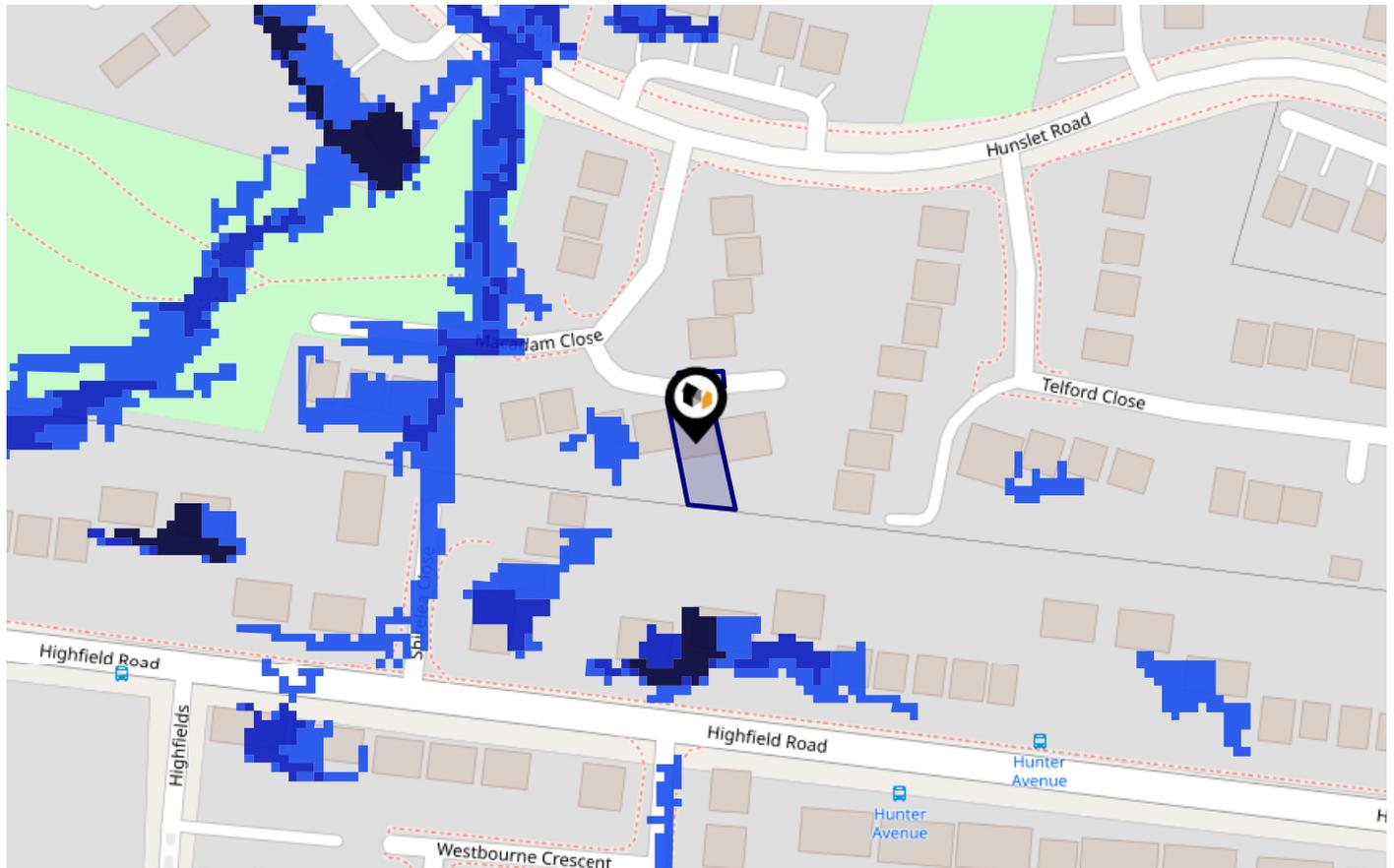
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: Very low

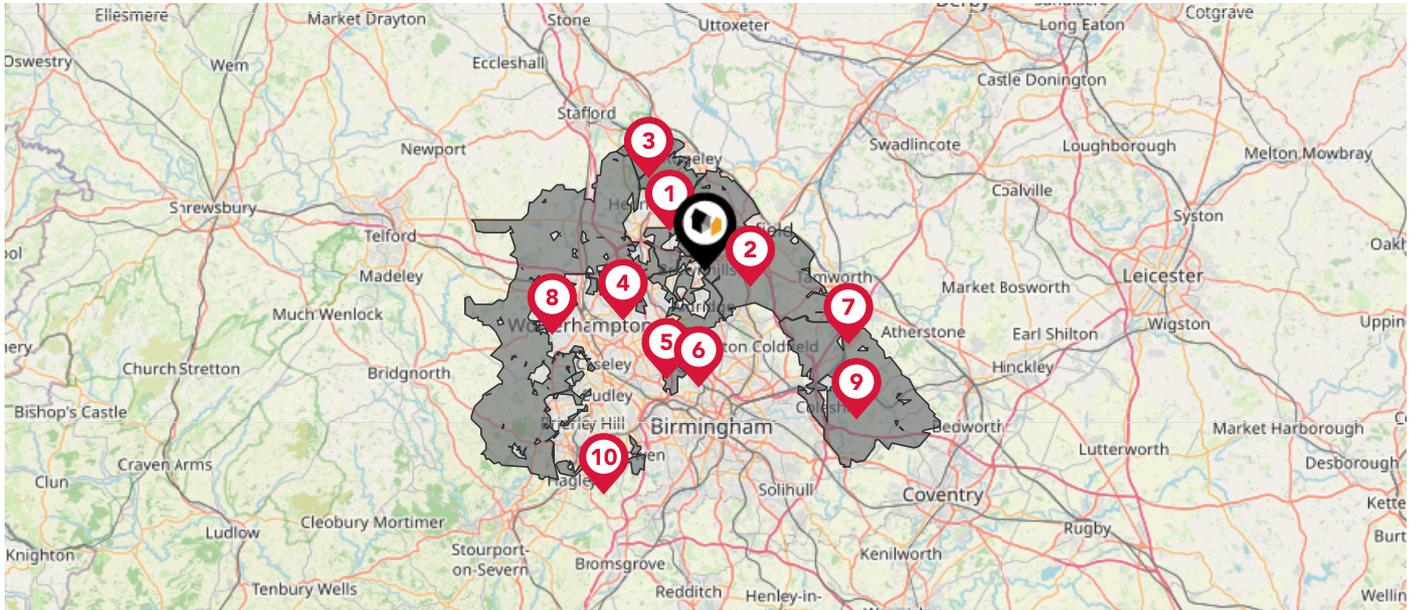
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



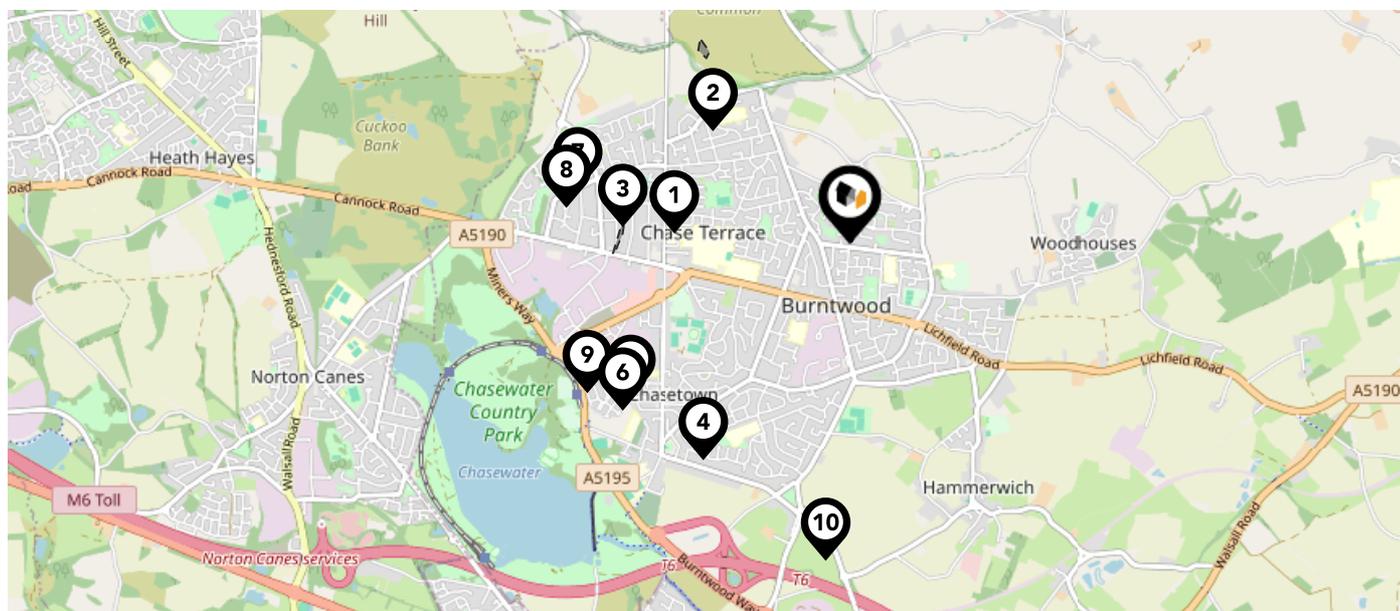
This map displays nearby areas that have been designated as Green Belt...



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.



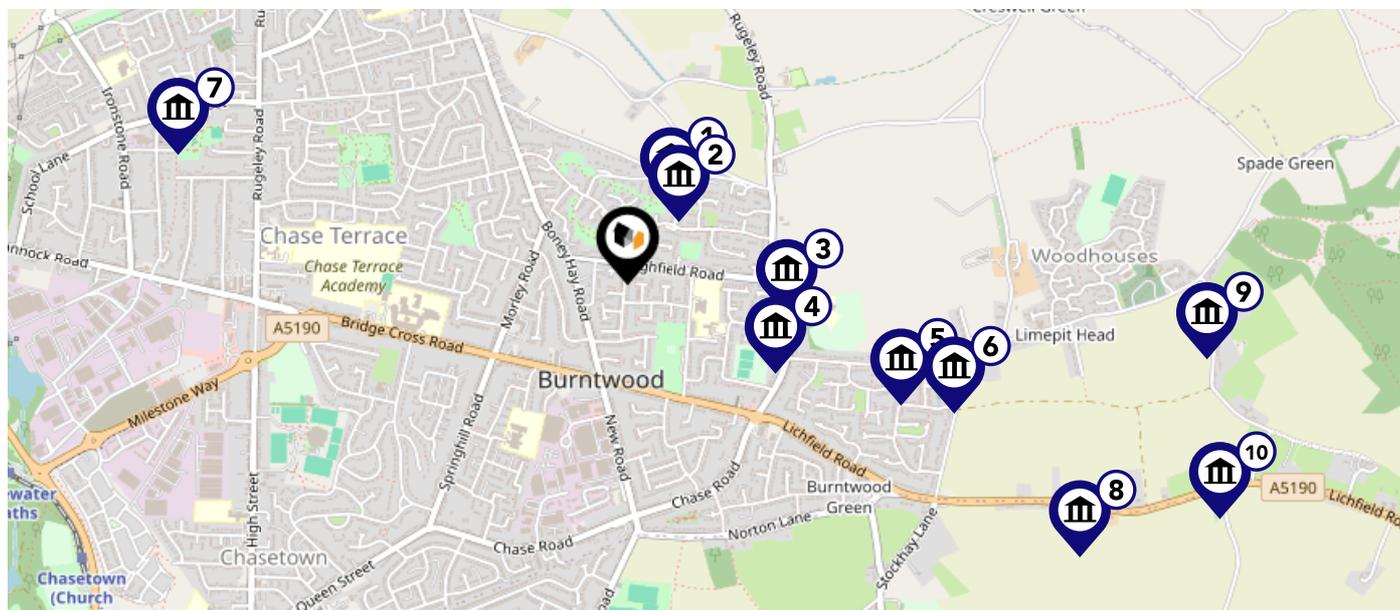
Nearby Landfill Sites

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

Maps

Listed Buildings

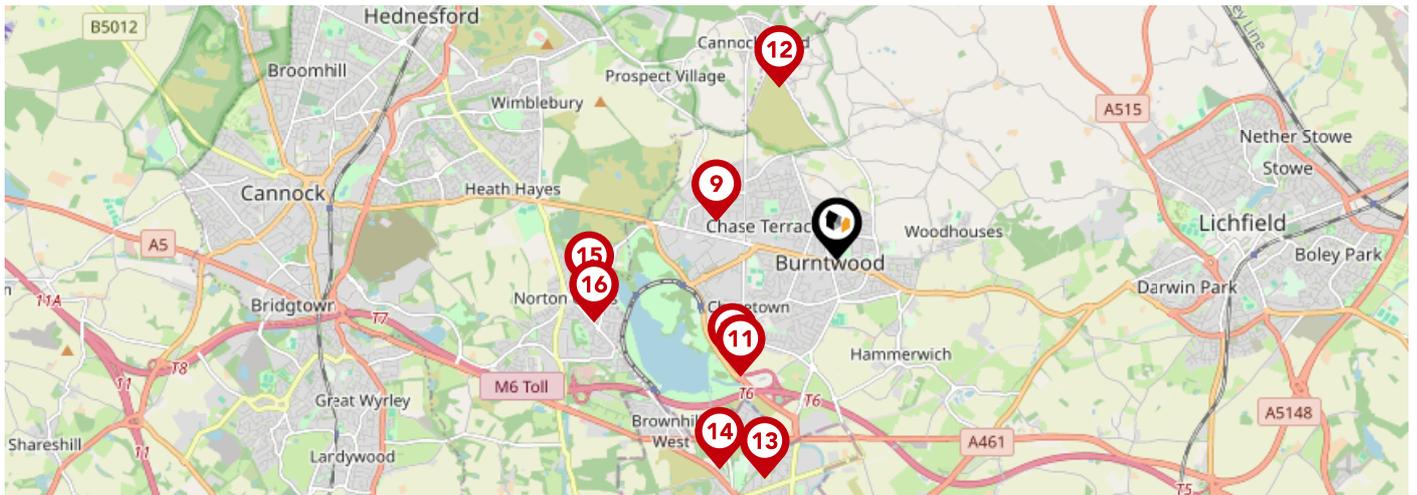
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1038879 - 32 And 34, Rake Hill	Grade II	0.2 miles
	1038880 - Rake Croft	Grade II	0.2 miles
	1188086 - Fulfen	Grade II	0.4 miles
	1038881 - The Burnthouse	Grade II	0.4 miles
	1188068 - 57, Church Road	Grade II	0.7 miles
	1038877 - Christchurch	Grade II	0.8 miles
	1438120 - Chase Terrace And Boney Hay War Memorial	Grade II	1.0 miles
	1188080 - Edial House	Grade II	1.2 miles
	1294924 - The Old Beerhouse	Grade II	1.3 miles
	1038878 - Edial Hall	Grade II	1.4 miles

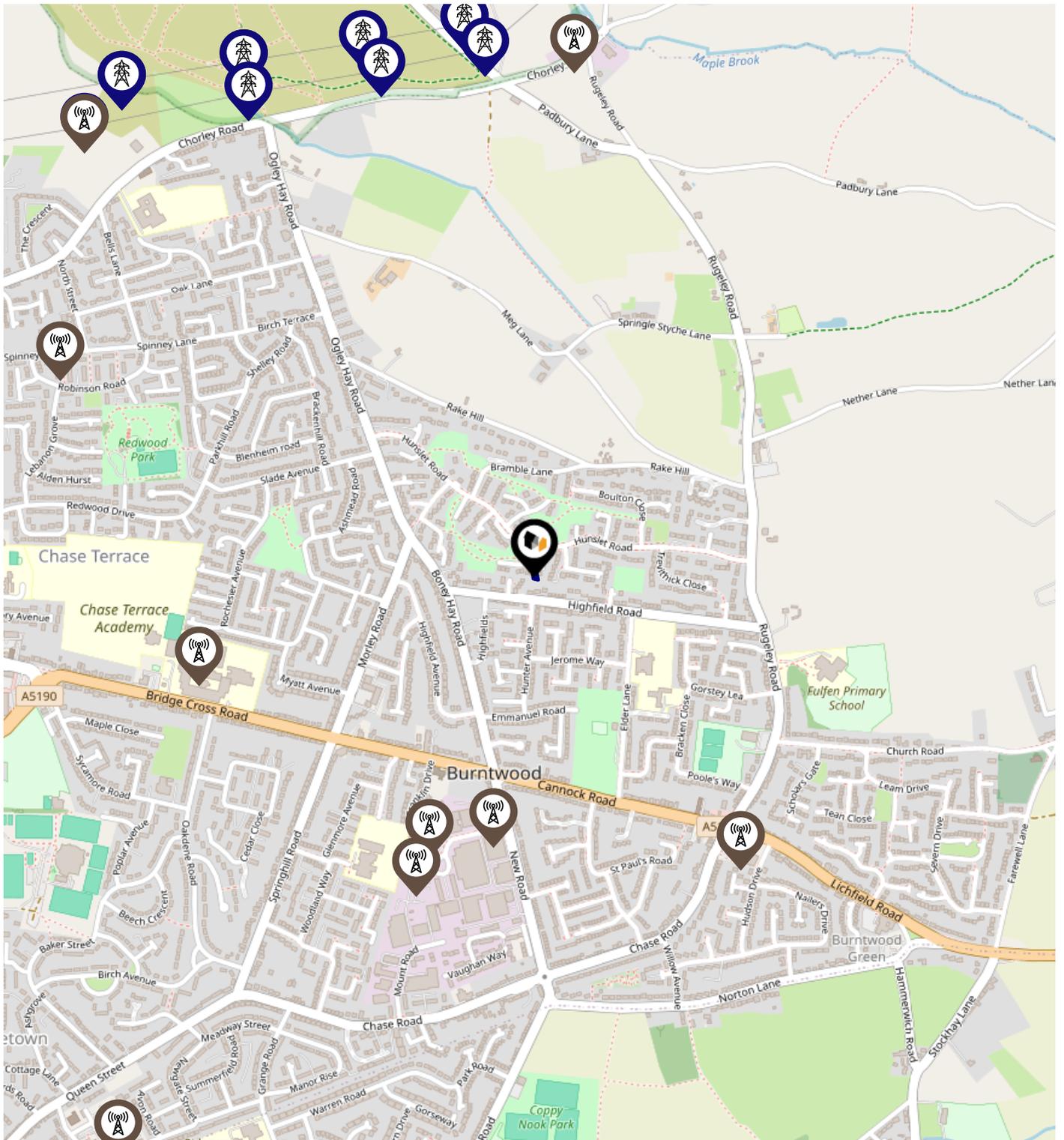


		Nursery	Primary	Secondary	College	Private
1	Highfields Primary Academy Ofsted Rating: Good Pupils: 207 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fulfen Primary School Ofsted Rating: Outstanding Pupils: 404 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chase Terrace Academy Ofsted Rating: Requires improvement Pupils: 1272 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Springhill Primary Academy Ofsted Rating: Good Pupils: 179 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Boney Hay Primary Academy Ofsted Rating: Good Pupils: 183 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chase Terrace Primary School Ofsted Rating: Good Pupils: 245 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ridgeway Primary Academy Ofsted Rating: Good Pupils: 413 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph and St Theresa Catholic Primary Ofsted Rating: Good Pupils: 202 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Holly Grove Primary Academy Ofsted Rating: Good Pupils: 297 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Chasetown Community School Ofsted Rating: Good Pupils: 83 Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Erasmus Darwin Academy Ofsted Rating: Good Pupils: 1130 Distance:1.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Gentleshaw Primary Academy Ofsted Rating: Good Pupils: 197 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Brownhills Ormiston Academy Ofsted Rating: Good Pupils: 720 Distance:2.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Watling Street Primary School Ofsted Rating: Good Pupils: 239 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Norton Canes High School Ofsted Rating: Requires improvement Pupils: 449 Distance:2.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Norton Canes Primary Academy Ofsted Rating: Good Pupils: 215 Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

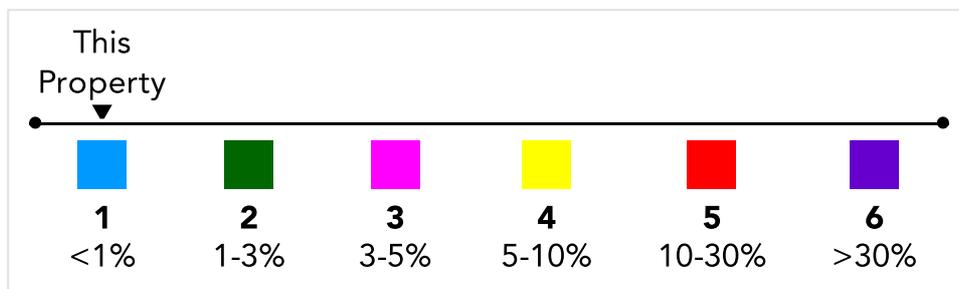
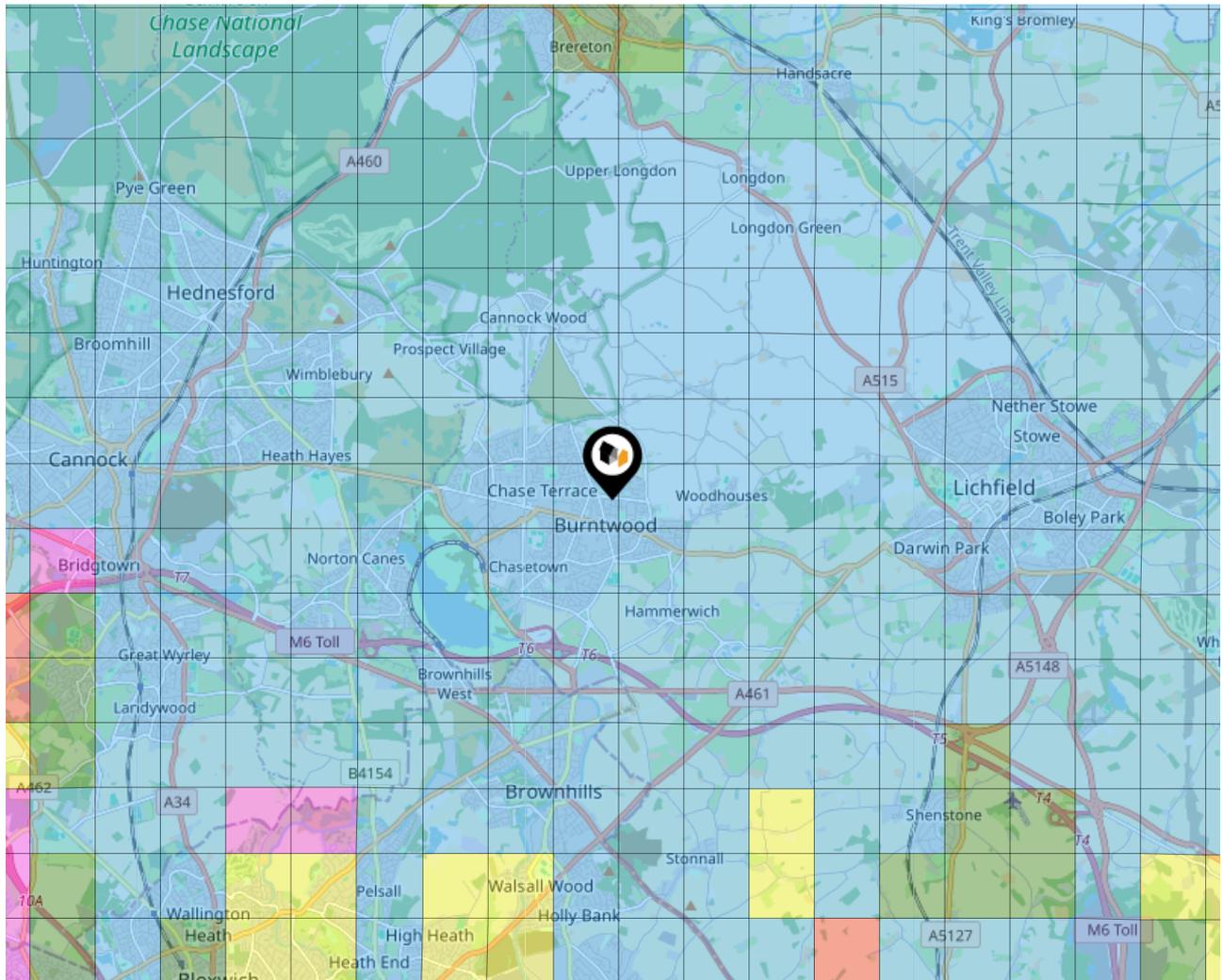


Key:

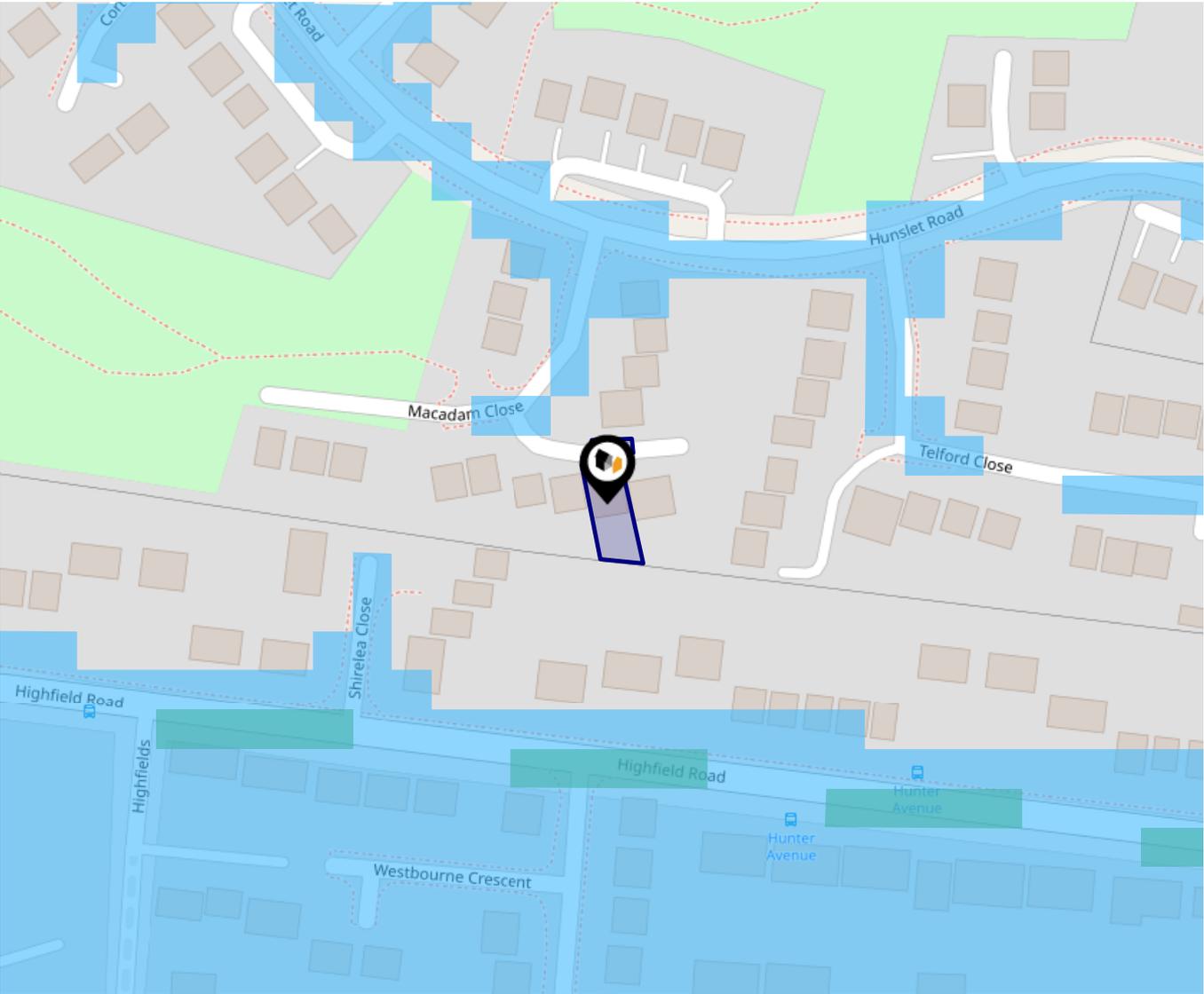
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

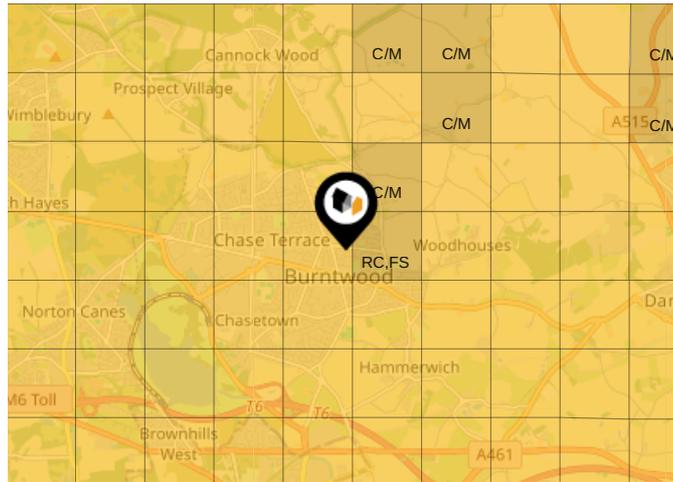


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

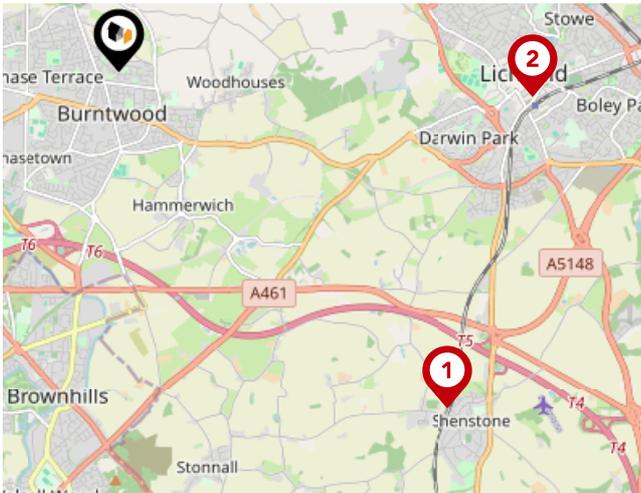


Primary Classifications (Most Common Clay Types)

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

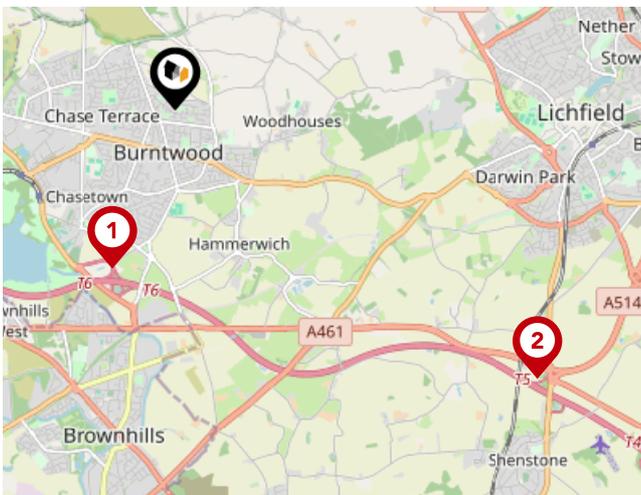
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Shenstone Rail Station	4.23 miles
2	Lichfield City Rail Station	3.71 miles
3	Hednesford Rail Station	4.12 miles

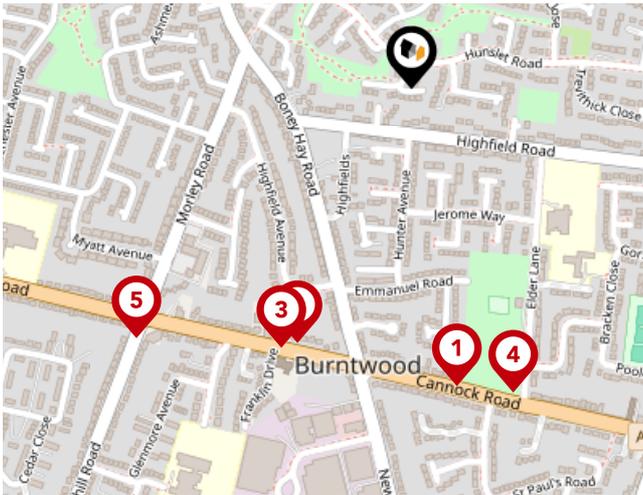


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	1.54 miles
2	M6 TOLL T5	4.05 miles
3	M6 TOLL T7	4.37 miles
4	M6 TOLL T4	5.37 miles
5	M6 TOLL T8	6.15 miles

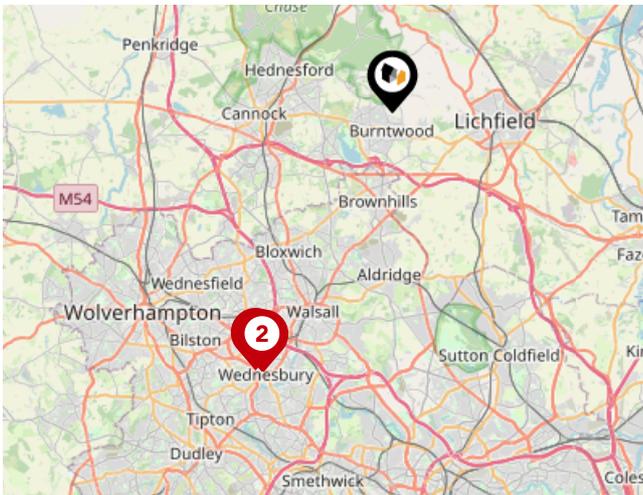
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tudor Road	0.34 miles
2	Franklin Drive	0.31 miles
3	Franklin Drive	0.33 miles
4	Tudor Road	0.36 miles
5	Bridge Cross Road	0.42 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western St (Metro Stop)	10.42 miles
2	Wednesbury Great Western Street (Metro Stop)	10.42 miles
3	Wednesbury Parkway (Midland Metro Stop)	10.48 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.



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

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 Bill Tandy and Company and therefore no warranties can be given as to their good working order.

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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